

# Baker Street

Alvaston, Derby, DE24 8SH



Beautifully presented period home with plenty of elegant original features including high ceilings and a large bay window having undergone a number of modern improvements over recent years. Located within a popular suburb of Derby and walking distance to local parks, schools and amenities.

£185,000

John German

Entrance to the property is via the side of the property which opens into a spacious entrance hall with stairs rising to the first floor and doors leading off to the ground floor living spaces.

The main living room is located to the front of the property with high ceilings that feature throughout the property and an impressive bay window overlooking the front garden. The fireplace forms the focal point of the room with an imitation electric stove with a brick arched lintel and a granite hearth.

Moving back through the hallway to the kitchen sits in the centre of the property with a window to the side and is fitted with a range of base and eye level units with roll edge worksurfaces, inset sink unit, tiled splashbacks leaving room for a full range of appliances including an American style fridge freezer and a range cooker.

To the rear the extended dining room has French doors opening out onto the rear patio.

On the first floor stairs lead to the landing with doors leading off to two excellent double bedrooms at the front and rear of the house with a refitted period inspired bathroom between them comprising, panelled bath with a large square overhead shower and shower handset and glass screen, low flush WC and a bowel style washbasin sat on a vanity washstand with storage beneath, extensive tiling to splashback areas, tiled floor, chrome heated towel rail and a large over stairs storage cupboard housing the boiler and with room for a tumble dryer.

Outside the property is set back from the road behind a lawned front garden with gated access to the side leading to the fully enclosed rear garden which is again mainly laid to lawn with a paved patio area adjacent to the house. Gated access to the rear of the garden opens into a large gravelled parking area with double gates that open out onto a private access road to the rear.

Baker Street is very conveniently located close the shops and amenities of Alvaston, good local schools and the City Centre, there is easy access to good local employment public transport including a good bus service train stations and east midlands airport as well as major transport links via the A52/A50/M1.

Agents Note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Private parking to rear

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** / Tax Band

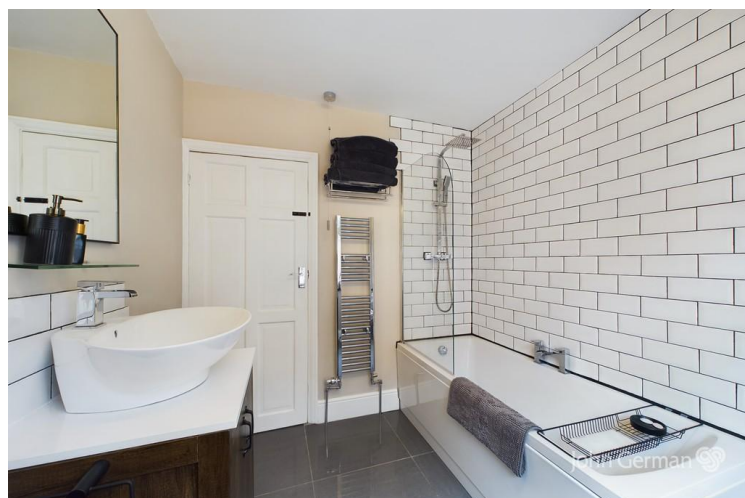
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA03022025

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AWAIT FLOORPLAN









Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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## Agents' Notes

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