



9 Blandford Close, Alvaston, Derby, DE24 0SG

£189,950



Situated in a cul de sac, this is a brilliantly appointed two bedroom semi detached house which benefits from having gas central heating, double glazing and a delightful, larger than average garden.



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DIRECTIONS

Enter Alvaston along the A511 Raynesway and continue over the double island onto Shardlow Road. At the next roundabout turn left onto Keldholme Lane and left again onto Blandford Close where the property is situated on the left clearly identified by our "For Sale" board.

Internally the accommodation briefly comprises entrance lobby with staircase leading to the first floor, lounge, dining room, kitchen and utility room with access to the rear. To the first floor are two good sized bedrooms and a shower room.

A particular feature of this property is the delightful garden to the rear and side elevation with a range of well stocked borders, mature trees and raised decked patio area. To the front elevation there is driveway with further garden and double gates opening to the rear.

Alvaston is a much sought after residential location and the property is a short walk from the local shopping parade. The property is within easy reach of a bus route and close to the ring road giving onward travel to the A50, A52 and M1 motorway beyond.

The property is beautifully presented throughout and would ideally suit a first time buyer or family looking for a delightful home. Viewing highly recommended.

ACCOMMODATION

Entering the property through double glazed front door into:

ENTRANCE LOBBY

With staircase leading to the first floor, coat hanging space and electrical fuse box.

LOUNGE

10'2" x 13'4" (3.10m x 4.06m)

A beautifully presented room with double glazed window overlooking the front elevation, double radiator, feature fireplace with electric fire and open plan access to:

DINING ROOM

13'2" x 9'1" (4.01m x 2.77m)

This large room has a double glazed window to the side elevation, radiator, telephone point, useful under stairs storage cupboard and ample space for a dining table. Open plan access to:

KITCHEN

11'2" x 7'4" (3.40m x 2.24m)

With a range of work surfacing/preparation areas, wall and base cupboards, Zanussi electric oven, Zanussi hob and shaped extractor over. The kitchen has a stainless steel sink unit with drainer beneath a double glazed window overlooking the rear elevation and there is space for a freestanding fridge freezer, complimentary tiling, double radiator and double glazed door leading to:

UTILITY ROOM

10' x 5'8" (3.05m x 1.73m)

This particularly useful room has a worktop with space for appliances beneath, double glazed window to the side elevation and oversized door leading to the rear elevation.

TO THE FIRST FLOOR

LANDING

With access to loft and airing cupboard with shelving for clothes and wall mounted boiler providing domestic hot water and central heating.

BEDROOM ONE

9'5" x 13'3" (2.87m x 4.04m)

(Maximum measurement into recess)

With two double glazed windows to the front elevation, double radiator and fitted wardrobe.

BEDROOM TWO

6'2" x 11'1" (1.88m x 3.38m)

(Maximum measurement into recess)

With double glazed window to the rear elevation, double radiator and a fitted storage cupboard with shelf over.

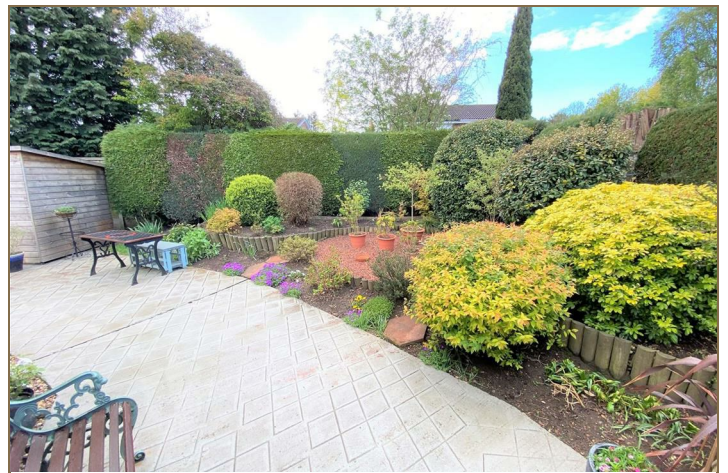
SHOWER ROOM

6'1" x 6'2" (1.85m x 1.88m)

With low level WC, pedestal wash hand basin and shower cubicle with glazed screen, Mira shower and frosted double glazed window.

OUTSIDE

A particular feature of this property is the delightful garden to the side and rear elevation. The garden has two sheds, a raised decked patio area, well stocked borders with mature trees and pathways. To the front there is a driveway with car standing aswell as a further garden with double gates opening to the rear.



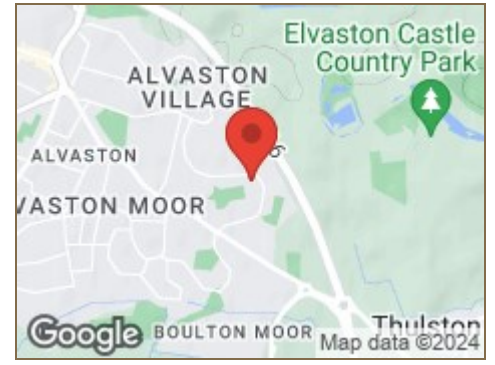
Road Map



Hybrid Map



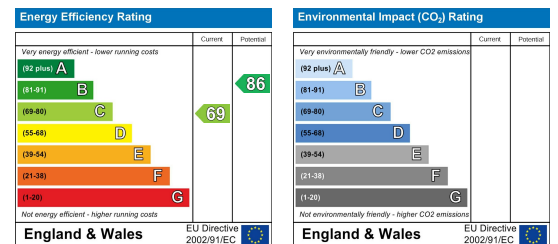
Terrain Map



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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