



## 59 Brackens Lane, Alvaston, Derby, Derbyshire, DE24 0AQ

**£230,000**



Situated within the heart of Alvaston, close to local shopping facilities in Alvaston and Allenton, this is a well presented three bedroomed semi detached house which benefits from gas central heating, double glazing and a large garden to the rear which has been laid for ease of maintenance.



# 59 Brackens Lane, Alvaston, Derby, Derbyshire, DE24 0AQ

£230,000



## DIRECTIONS

Leave Derby City Centre along Osmaston Road and continue towards Allenton. Proceed over the spider island, through the shopping facilities at Allenton and left onto Upper Moor Road. Continue the full distance of Upper Moor Road which becomes Brackens Lane where the property is situated on the right hand side.

Internally the gas centrally heated and UPVC double glazed accommodation comprises an entrance hallway with staircase leading to the first floor, bay windowed lounge, separate dining room with utility cupboard, open plan access to the kitchen, conservatory providing access to the garden. To the first floor are three bedrooms and bathroom with shower.

Externally the property features a generous block paved driveway set behind two sets of vehicular gates with a central pedestrian gate. Gated side access leads to the large rear garden which has been blocked paved for ease of maintenance. At the foot of the garden is a substantial timber workshop/store room having power.

Alvaston is a much sought after residential location, situated on the outskirts of Derby City Centre with a wealth of shops and neighbourhood facilities.

The vibrant City Centre of Derby is only a short drive away and the house is brilliantly

positioned for ease of access to the ring road giving onward travel to the A52 and M1 corridor.

This spacious family home should be viewed to be fully appreciated.

## ACCOMMODATION

Entering the property through a double glazed door leading into:

### ENTRANCE HALLWAY

A formal hallway with staircase leading to the first floor, wooden picture rail, moulded coving and radiator. An under-stairs cupboard provides useful storage space whilst housing the boiler providing domestic hot water and central heating.

### LOUNGE

13' x 12'4" (3.96m x 3.76m)

The neatly presented lounge has a walk-in double glazed bay window over looking the front elevation, double radiator, television point, feature fireplace with coal fire set within a decorative surround, picture rail and central ceiling fan.

### DINING ROOM

12'4" x 11'5" (3.76m x 3.48m)

The spacious dining room is located at the rear of the house and has a feature fireplace housing a multi-fuel stove set within a decorative surround, space for dining table, space for free standing fridge freezer, UPVC

double glazed doors lead into the conservatory and open plan access into:

### **KITCHEN**

8'6" x 5'9" (2.59m x 1.75m)

With a range of work surface preparation areas, wall and base cupboards, integrated electric oven, gas hob and shaped extractor over, stainless steel sink unit with drainer beneath a UPVC double glazed window over looking the side elevation, complimentary tiling and breakfast bar with space for stools beneath.

### **UTILITY CUPBOARD**

With plumbing and space for a washing machine and tumble dryer set on top of one another.

### **CONSERVATORY**

13'1" x 5'7" (3.99m x 1.70m)

A particularly useful addition to the property which has double glazed doors opening onto the garden, double glazed windows over looking the garden, tiled floor, exposed brick wall and access to a low level WC.

## **FIRST FLOOR**

### **LANDING**

With access to loft, storage cupboard and stained glass window to the side elevation.

### **BEDROOM ONE**

12'9" x 11'6" (3.89m x 3.51m)

With walk-in bay window with UPVC double glazed window over looking the front elevation, laminate flooring, radiator.

### **BEDROOM TWO**

12'4" x 11'5" (3.76m x 3.48m)

Having a UPVC double glazed window to the rear, radiator, airing cupboard.

### **BEDROOM THREE**

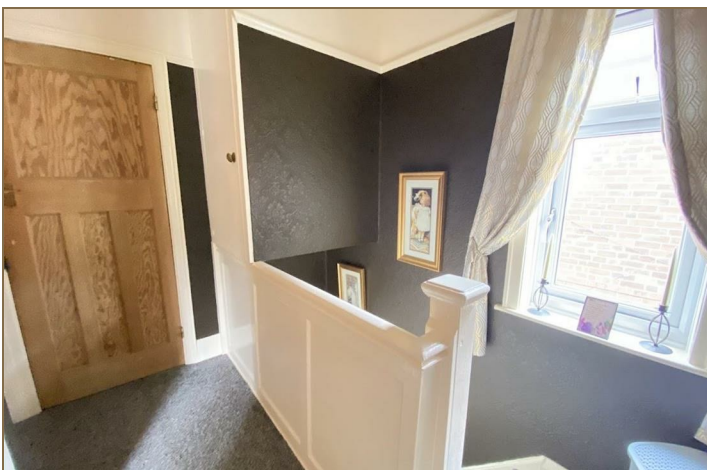
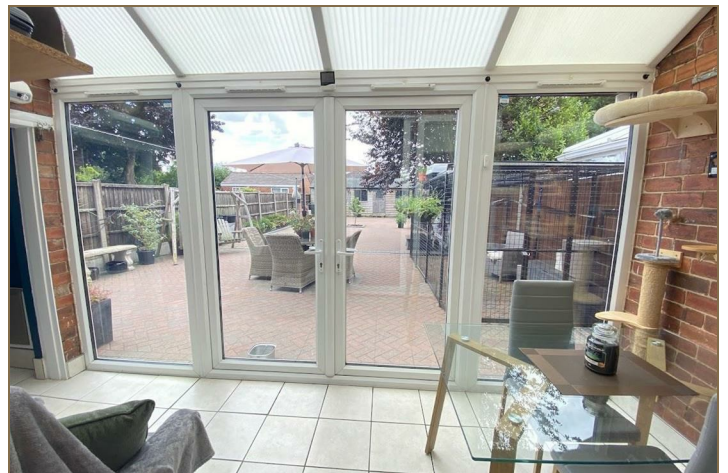
7'2" x 6'7" (2.18m x 2.01m)

UPVC double glazed window to the front elevation and wooden picture rail, radiator.

### **BATHROOM**

6' x 5'7" (1.83m x 1.70m)

Situated to the rear of the house, with low



level WC, pedestal wash hand basin and panelled bath with electric shower over. There is complimentary tiling, tiled floor, heated towel and inset ceiling spotlights.

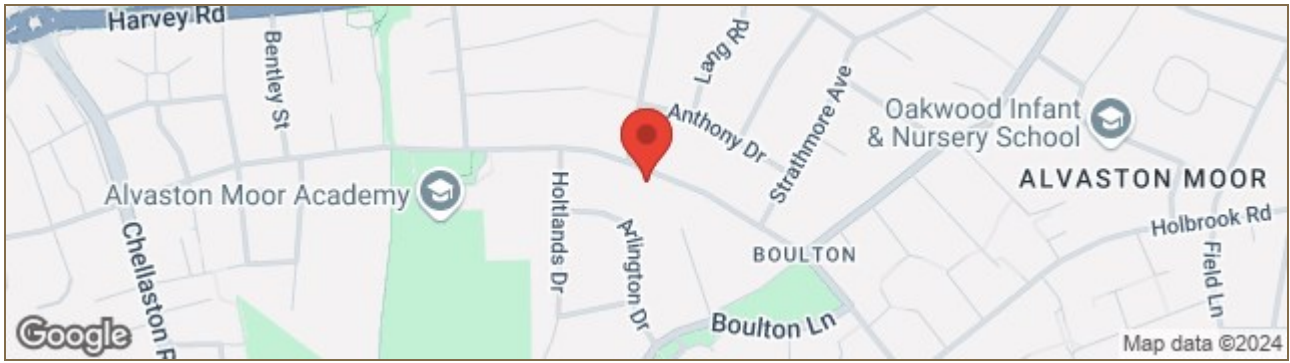
## **OUTSIDE**

Externally the property features a generous block paved driveway set behind two sets of vehicular gates with a central pedestrian gate. Gated side access leads to the large rear garden which has been blocked paved for ease of maintenance. At the foot of the garden is a substantial timber workshop/store room having power.





## Road Map



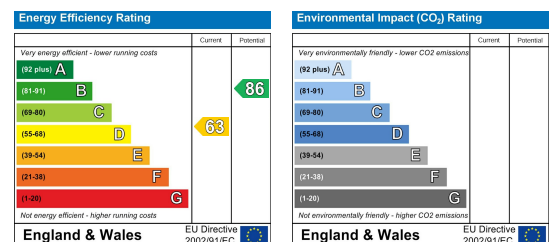
## Floor Plan



## 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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Oxford House, Stanier Way  
Wyvern Business Park, Derby, DE21 6BF  
01332 383838  
sales@boxallbrownandjones.co.uk

The Studio, Queen Street  
Belper DE56 1NR  
01773 880788  
belper@boxallbrownandjones.co.uk