



37 Garth Crescent, Alvaston, Derby, DE24 0GX

£475,000



A highly impressive property requiring a full detailed viewing to appreciate the extent of accommodation on offer. This re-developed home now features four double bedrooms (two on the ground floor, two on the first floor) three of which with beautifully appointed en-suite bathrooms, a large dining kitchen with island, two sitting rooms and conservatory.



37 Garth Crescent, Alvaston, Derby, DE24 0GX

£475,000



DIRECTIONS

From Shardlow Road turn onto Field Lane after a short distance turn right onto Garth Crescent, take the right fork where the property will be found on the right on the outside of the second corner.

The sale of this unique and spacious property should be of interest to families and equally to downsizers looking for ground floor living with auxiliary first floor accommodation for guests. A very versatile home in excellent order.

The property benefits from a full gas central heating system, increased insulation and UPVC double glazed windows and doors, Oak internal doors and individually designed en-suite bathrooms with a combination of shower and baths.

Externally, the property enjoys a large block paved frontage providing plentiful off-street parking whilst to the rear there is pleasant landscaped garden with covered seating/dining area, lawn, patio and various store sheds.

Alvaston is a popular residential location close to the city centre, Pride Park and A50. Locally there are all typically required day-to-day amenities and facilities including grocery stores, doctors, schooling, parks, cafés and public houses.

ACCOMMODATION

Entering the property into an enclosed lobby with coat hanging space and shoe storage, a second door lead into:

ENTRANCE HALL

A formal hallway area with attractive flooring and with stairs leading to the first floor, also accessing the front lounge, two ground floor en-suite bedrooms and kitchen.

LOUNGE

13'6" x 11'8" (4.11m x 3.56m)

A formal bay windowed lounge providing a cosy space for relaxing into the evening.

KITCHEN

25'1" max to front of cupboards x 12'9"

max to fr (7.65m max to front of cupboards x 3.89m max to fr)

A large space having a plentiful range of fitted kitchen units with matching two-tone cupboard and drawer fronts, extensive wooden work surfaces including to the island and a deep breakfast bar. Fully integrated with ovens, gas hob, extractor fan, fridge, freezer, washing machine and dishwasher, access to the garden.

SUN ROOM

16' x 12' (4.88m x 3.66m)

Accessed from double doors from the kitchen, this is a superb extension to the kitchen area offering a versatile use, in turn leading into the garden.

INNER LOBBY

CLOAKROOM

LOUNGE

19'11" x 11'11" (6.07m x 3.63m)

A large living room with two Velux windows allowing for plenty of natural light, with plenty of space for the family to come together.

GROUND FLOOR BEDROOM ONE

12' x 16' (3.66m x 4.88m)

A large bedroom with space for all bedroom furniture, obscure glazed window.

EN-SUITE

BEDROOM TWO

13'10" (into bay) x 13'8" (4.22m (into bay) x 4.17m)

A further spacious bay windowed bedroom positioned to the front of the property.

EN-SUITE

FIRST FLOOR

LANDING

With access into two bedrooms and dressing room.

BEDROOM ONE

16'1" x 13'10" (4.90m x 4.22m)

A spacious Velux windowed room.

EN-SUITE

BEDROOM THREE

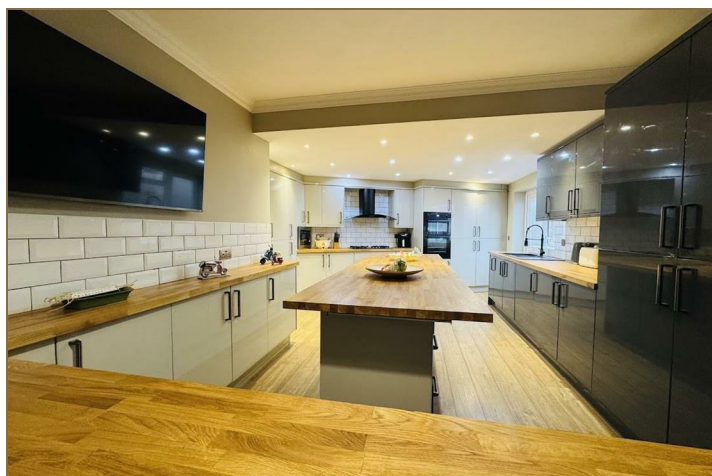
16' x 10'10" (4.88m x 3.30m)

A further spacious Velux windowed room.

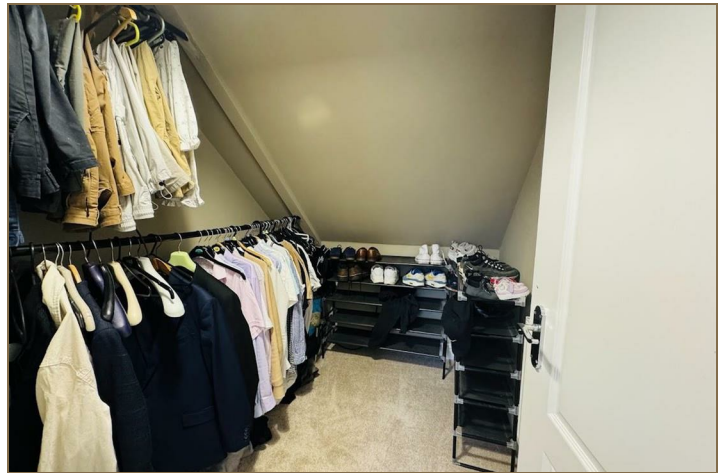
DRESSING ROOM

OUTSIDE

Externally, the property enjoys a large block paved frontage providing plentiful off-street parking whilst to the rear there is pleasant landscaped garden with covered seating/dining area, lawn, patio and various store sheds.







Road Map



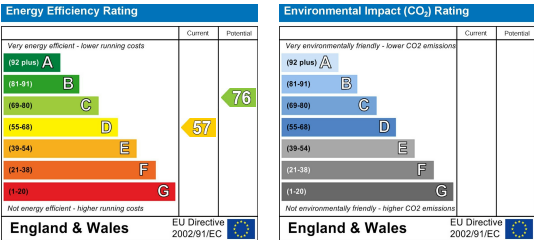
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

boxallbrownandjones.co.uk

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