

Alwards Close, Alvaston, Derby

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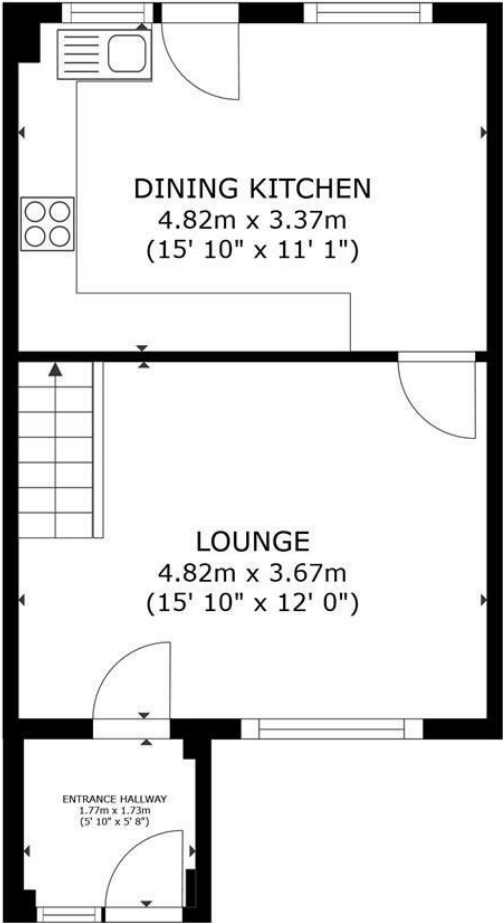


Alwards Close, Derby, DE24 0FB

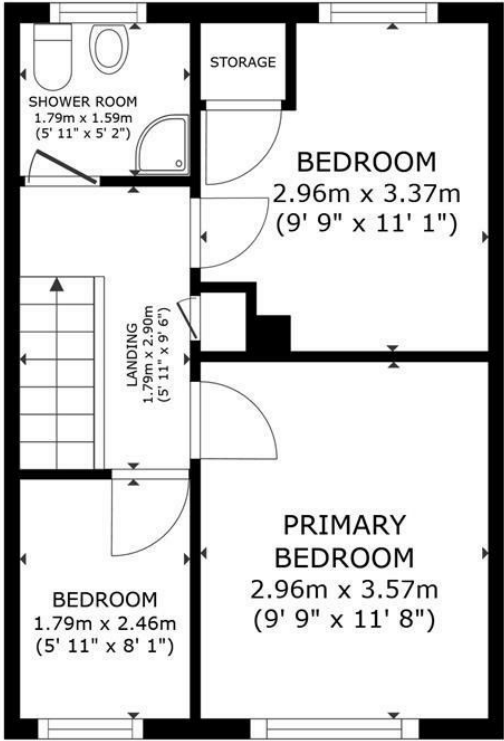
Price £175,000



Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 37.8 m² (407 sq.ft.) FLOOR 2 34.4 m² (370 sq.ft.)
 TOTAL : 72.2 m² (777 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





TOWNHOUSE WITH GARAGE - A well maintained three bedroom mid town house set within this pleasant cul-de-sac location set within the popular residential location of Alvaston and located just a short walk away from an excellent range of shops and amenities and Rolls-Royce Raynesway. The property would be ideally suited to the first time buyer or young family and offers a driveway, single garage in a block and a south facing rear garden. NO CHAIN

The property has the benefit of gas central heating, double glazing and the accommodation in brief comprises: entrance hallway, lounge with open plan staircase and spacious dining kitchen. The first floor landing leads to three bedrooms and shower room white three piece suite.

Outside the property has a block paved driveway to the front providing car standing for two cars. There is a delightful landscaped south facing enclosed garden with timber framed shed. The property also benefits from a single garage in a block being located at the end of the cul-de-sac.

- Modern Mid Townhouse
- Highly Convenient Cul-de-Sac Location
- Entrance Hallway, Lounge & Dining Kitchen
- Driveway, South Facing Rear Garden & Single Garage
- Close to Rolls-Royce Raynesway Site
- Ideal First Time Buy or Investment
- Gas Central Heating & Wood Unit Double Glazed Windows
- Three Bedrooms & Shower Room
- Close to Excellent Shops & Amenities
- No Chain Involved







LOCALITY & AMENITIES

Alvaston is a popular residential suburb of Derby located about 4 miles south east of Derby City centre. It offers a full range of local amenities including shops, supermarket, petrol station, Post office, a regular bus service and a good range of schooling at all levels.

The property is located within easy access of two of the main Rolls-Royce sites and Alstom Trains. The property also offers excellent access to the A38, A50 and in turn, the main motorway networks and East Midlands International Airport.

A noted place of interest nearby is Elvaston Castle country park with its delightful gardens and country walks.

THE ACCOMMODATION

GROUND FLOOR

Entrance Hallway

5'10 x 5'8 (1.78m x 1.73m)

Entrance through hardwood panelled entrance door into the hallway. Fitted with ceramic tiled floor, telephone point, central heating radiator, wall mounted electrical fuse box and obscure glass panelled window to the front elevation. Hardwood framed glazed door giving access through to the:

Lounge

15'10 x 12'0 (4.83m x 3.66m)

Fitted with two central heating radiators, TV point, coving to ceiling, smoke alarm, staircase leading through to the first floor landing, internal door leading through to the dining kitchen and hardwood framed double glazed window to the front elevation.

Dining Kitchen

15'10 x 11'1 (4.83m x 3.38m)

Fitted with a range of white high gloss contemporary units with brushed stainless steel handles, roll edged laminated wood block effect work surface over, stainless steel sink drainer unit with chrome Monoblock mixer tap, recess for stand alone cooker housing an electric cooker with double oven and halogen four ring hob having metro style tiled splashbacks. Low level appliance space for an automatic washing machine, space for a low level fridge and low level tumble dryer. Slate tile effect floor, central heating radiator, recessed LED downlighters, two hardwood framed double glazed windows to the rear elevation and hardwood framed stable door with obscure glazed windows leading into the rear garden.

FIRST FLOOR

Staircase leading through to the first floor landing from the lounge area.

Landing

Has loft access, smoke alarm, central heating radiator, panelled doors giving access through to all three bedrooms and shower room. Airing cupboard with built-in shelving.

Primary Bedroom

11'8 x 9'9 (3.56m x 2.97m)

Fitted with central heating and hardwood framed double glazed window to the front elevation.

Bedroom Two

11'1 x 9'9 (3.38m x 2.97m)

Fitted with central heating, boiler cupboard housing a Ferroli combination boiler and hardwood framed double glazed window to the front elevation.

Bedroom Three

8'1 x 5'11 (2.46m x 1.80m)

Fitted with wood effect flooring, central heating radiator, storage cupboard over the stairwell and hardwood framed double glazed window to the rear elevation.

Shower Room

5'11 x 5'2 (1.80m x 1.57m)

Fitted with a white three-piece suite comprising a corner shower with double opening glazed doors, wall mounted Triton electric shower, pedestal wash hand basin with chrome Monobloc mixer tap and low level WC with chrome push button flush. Central heating radiator, wood effect flooring, ceramic tiled walls, wall mounted mirrored bathroom cabinet and obscure glazed hardwood framed double glazed window to the rear elevation.

Measured by Matterport

The room measurements, floor areas and floor plans have been created using Matterport. The room measurements and sizes are approximate and the actual sizes may vary.

OUTSIDE

Frontage & Driveway

To the front of the property there is a block paved driveway providing of road car standing for around two vehicles.

Single Garage in Block

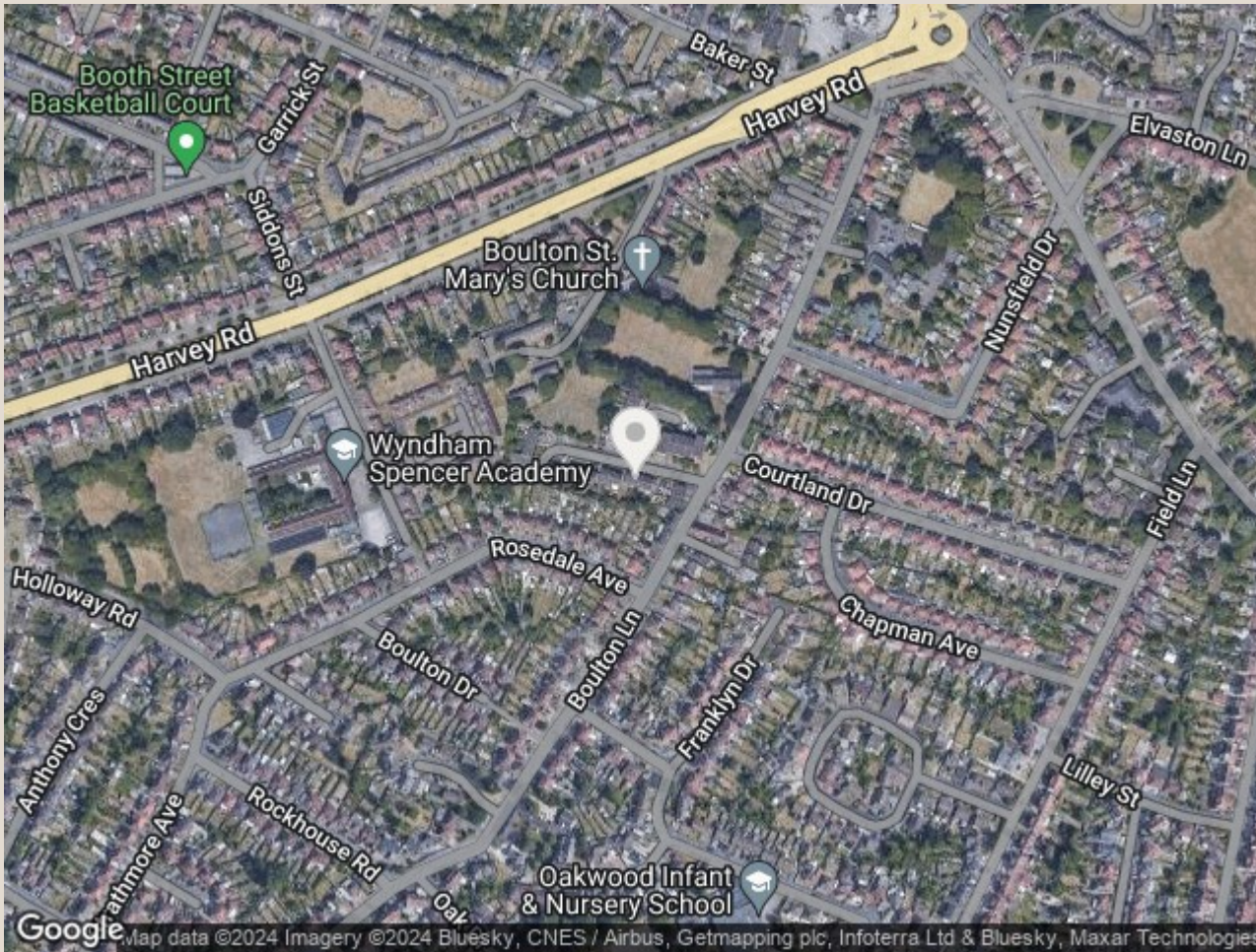
Located at the end of the cul-de-sac on the left hand side. The property comes with a single garage in a block.

Enclosed Rear Garden

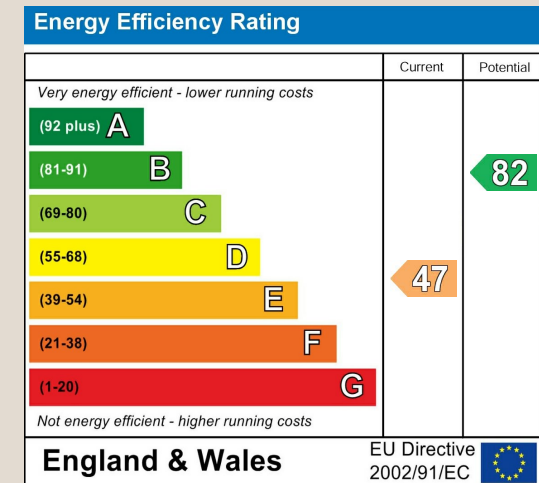
To the rear of the property is a delightful south facing landscaped enclosed rear garden having block paved seating area with raised level planting beds, pathway access to the top end of the garden again with a raised level gravelled seating area with stepping stone pathway, hard standing area with timber framed shed and the garden is enclosed by a fence panelled boundary. There is an outside cold water tap and rear garden access.

Council Tax Band - A

Derby City Council



Energy Performance Graph



Viewing

Please contact our Derby Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

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