

CURRAN  
BIRDS  
+ CO

Boulton Lane  
Alvaston  
£299,950



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



SUPERB NEW BUILD BUNGALOW - A most attractive new build, three bedroom detached bungalow, offering spacious and beautifully appointed accommodation over two floors with 1100 square feet of living space. This property offers a most spacious 22ft x 20ft open plan living kitchen with french doors leading to the rear garden. The property has three bedrooms with two ground floor bedrooms, contemporary bathroom and a spacious first floor guest bedroom with velux windows and contemporary en-suite shower room. Outside the property has a generous gravelled driveway with pathway access to an enclosed south east facing lawned rear garden.





## The Detail

A most attractive new build, three bedroom detached bungalow, offering spacious and beautifully appointed accommodation over two floors with 1100 square feet of living space. The property offers ready to move into accommodation that has been presented to a tasteful neutral theme and has stylish contemporary fittings throughout and includes new flooring and carpets.

The property comes complete with a 10 Buildzone Builders Warranty

The property has the benefit of gas central heating energy with Ideal combination boiler and energy efficient uPVC double glazed windows. The accommodation in brief comprises: entrance hallway, spacious 22ft x 20ft open plan living kitchen with french doors giving access to the rear garden, two bedrooms and contemporary bathroom. There are stairs to the first floor landing leading to a spacious guest bedroom with velux and a contemporary en-suite shower room with full facilities.

The property has a generous gravelled driveway to the front with pathway access leading to a south east facing lawned rear garden enclosed by a timber fence panelled boundary.







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## The Location

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.

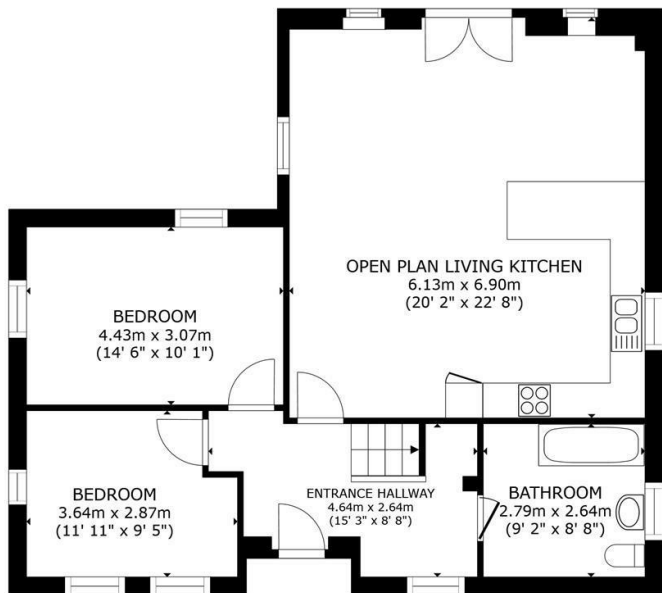
A noted place of interest nearby is Alvaston Castle country park with its delightful gardens and country walks.



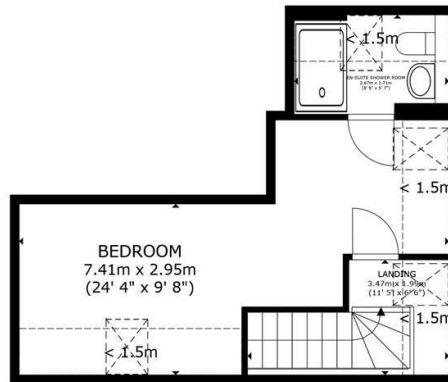








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 85.5 m<sup>2</sup> (920 sq.ft.) FLOOR 2 22.4 m<sup>2</sup> (241 sq.ft.)  
 EXCLUDED AREAS : REDUCED HEADROOM 8.6 m<sup>2</sup> (93 sq.ft.)  
 TOTAL : 107.9 m<sup>2</sup> (1,161 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## The Particulars

- Superb New Build Three Bedroom Detached Bungalow
- 10 Year Buildzone Builders Warranty
- Tasteful Neutral Presentation & Contemporary Fittings
- Gas Central Heating & uPVC Double Glazing
- Entrance Hallway, Bathroom & Two Ground Floor Bedrooms
- Spacious 22ft x 20ft Open Plan Living Kitchen
- First Floor Double Bedroom & Contemporary En-Suite Shower Room
- Generous Gravelled Driveway & South East Facing Landscaped Rear Garden
- Close to Excellent Local Shops & Amenities
- No Chain Involved

### Size

Approx 1161.00 sq ft

### Energy Performance Certificate (EPC)

Rating B

### Council Tax Band

D

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*Let's Talk*

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