

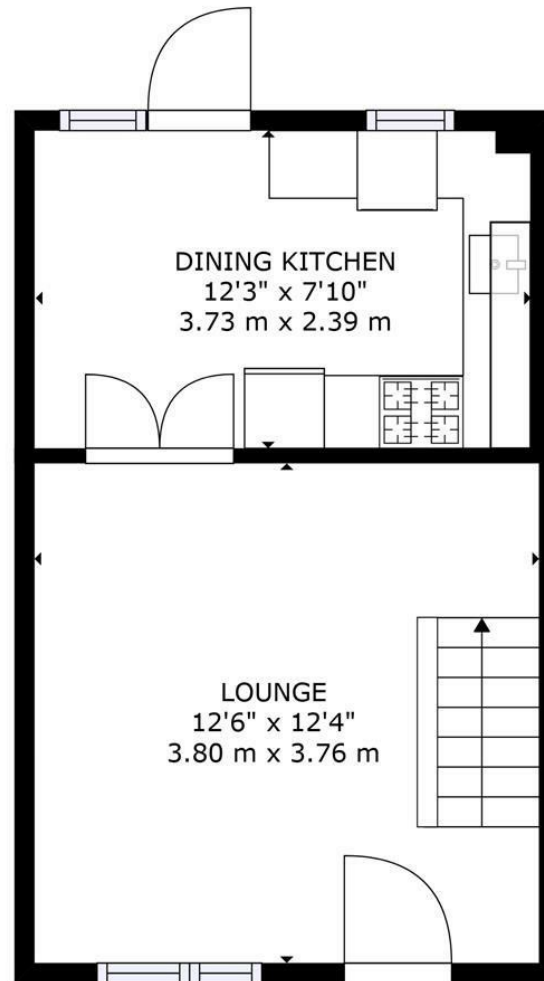
# 5 Slindon Croft, Alvaston, Derby





5 Slindon Croft, Derby, DE24 0SD  
Offers in excess of £160,000

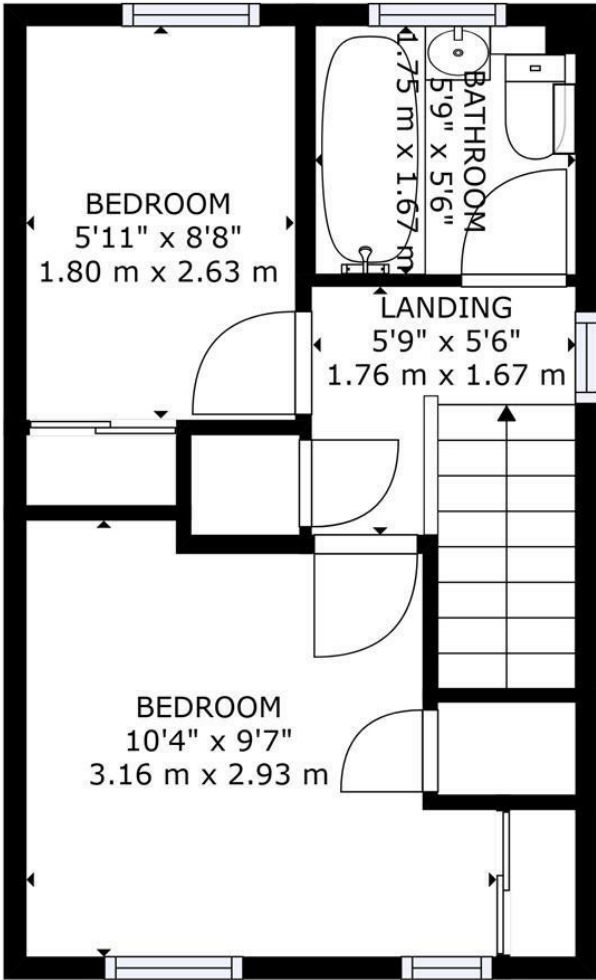
# Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 255 sq. ft, 24 m<sup>2</sup>, FLOOR 2: 248 sq. ft, 23 m<sup>2</sup>  
TOTAL: 502 sq. ft, 47 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 255 sq. ft, 24 m2, FLOOR 2: 248 sq. ft, 23 m2  
TOTAL: 502 sq. ft, 47 m2  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







**IDEAL FIRST TIME BUY** – A well presented two bedroom semi-detached home, occupying this delightful cul-de-sac position off Keldholme Lane, located close to excellent local amenities, good road links with the A50 just a few minutes drive away giving easy access to the A38, M1 motorway and East Midlands Airport.

The accommodation has undergone a recent scheme of redecoration and the benefit of a combination boiler gas central heating system and uPVC double glazing. In brief comprises: lounge with open plan stairs to the first floor, contemporary kitchen with rear access into the garden. The first floor landing leads to the primary bedroom, bedroom two and bathroom.

Outside, the property has a front garden, driveway with double opening timber gates leading to a delightful south facing rear garden with timber framed shed.

- Modern Semi-Detached Home
- Combination Boiler Gas Central Heating & uPVC Double Glazing
- Two Bedrooms & Bathroom
- Delightful South Facing Rear Garden
- Easy Access to Road Networks, A50, M1 & East Midlands Airport
- Ideal First Time Buy or for Young Professionals
- Lounge & Superb Modern Re-Fitted Kitchen
- Front Garden, Driveway & Car Port
- Excellent Local Amenities & Close to Elvaston Castle Country Park
- 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.

## ACCOMMODATION

### GROUND FLOOR

#### Lounge

12'6 x 12'4 (3.81m x 3.76m)

With hardwood entrance door with obscure glazed centre panel, TV point, central heating radiator and uPVC double glazed window to the front elevation, wall mounted electrical fusebox, smoke alarm and double opening glass panelled doors giving access to;

#### Dining Kitchen

12'3 x 7'10 (3.73m x 2.39m)

The kitchen is fitted with a range of stylish dark blue panelled wall, base and drawer units with work surfaces over, stainless steel sink with swan neck style mixer tap, Indesit stainless steel electric oven, Hotpoint gas four ring hob, stainless steel extractor canopy over, central heating radiator, wall mounted combination boiler, plumbing for automatic washing machine, 2 x uPVC double glazed windows to the rear elevation, uPVC double glazed door giving rear access to the garden.

### FIRST FLOOR

#### First Floor Landing

With stairs from the ground floor, loft access, smoke alarm, uPVC double glazed window to the side elevation, useful storage cupboard and doors giving access to;

#### Main Bedroom

10'4 x 9'7 (3.15m x 2.92m)

With central heating radiator, two uPVC double glazed windows to the front elevation, storage cupboard over the stairwell, built in slide door wardrobe.

#### Bedroom Two

8'8 x 5'11 (2.64m x 1.80m)

Fitted with oak effect laminate flooring, built in sliding door wardrobe, central heating radiator, uPVC double glazed window to the rear elevation,

#### Bathroom

5'9 x 5'6 (1.75m x 1.68m)

Fitted with a white three piece suite comprising of low level WC with push button flush, wash hand basin, panelled bath with ceramic tiled splashbacks with Victorian style mixer attachment, wall mounted mirrored bathroom cabinet, central heating radiator and obscure uPVC double glazed window to the rear elevation.

### OUTSIDE

#### Frontage & Driveway

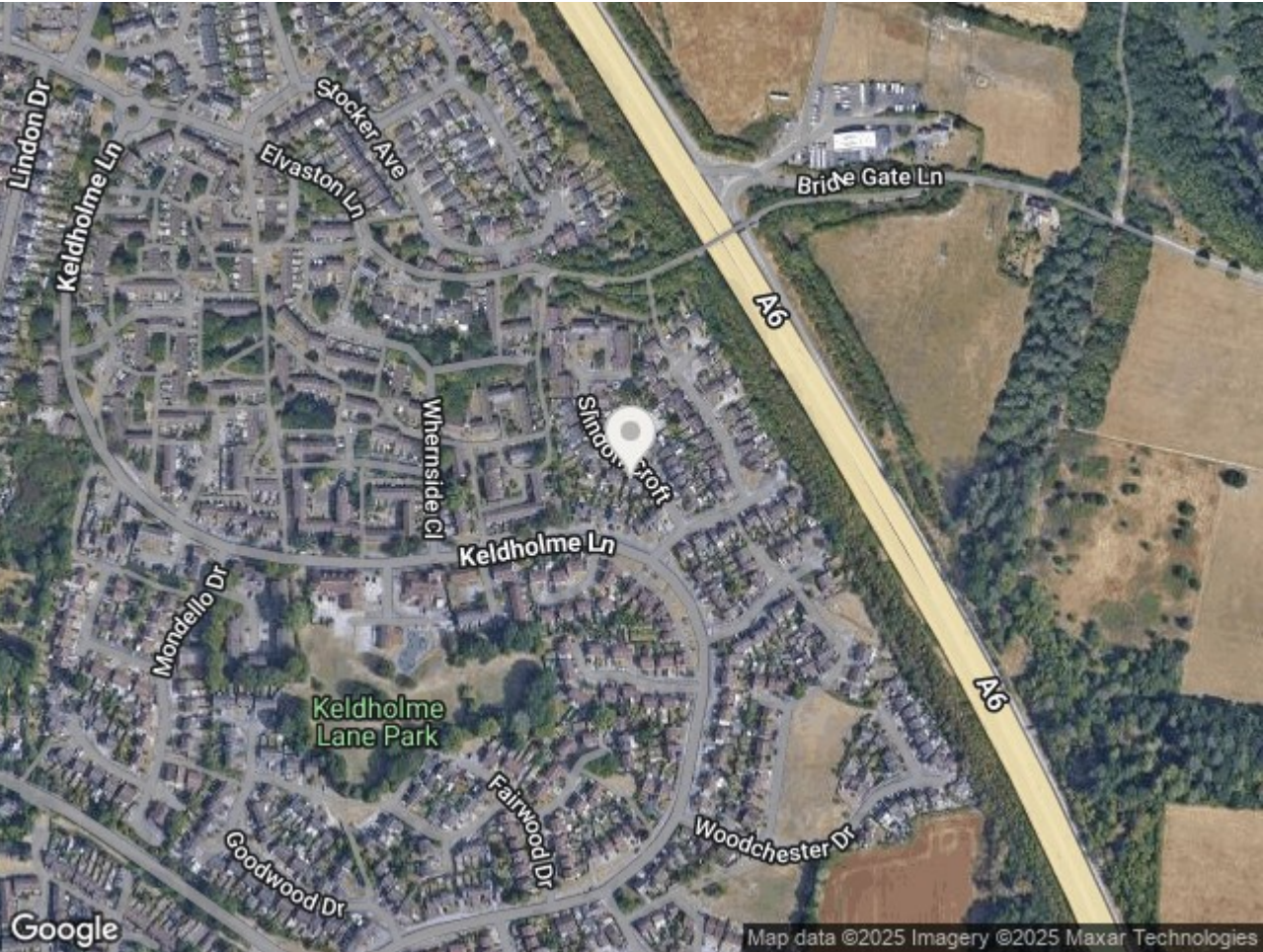
To the front of the property is a lawned fore garden with a single tarmac driveway to the side elevation leading with double opening timber gates giving access to the continuation of the driveway and the rear garden.

#### Enclosed Rear Garden

With paved patio area with purple slate border, raised level lawn, raised level planting beds, rear patio area, timber framed shed, fence panelled boundaries.

#### Council Tax Band

Band A - Derby City Council



## Viewing

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

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They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Curran Birds + Co have not tested any services, equipment or facilities.

Purchasers must make further investigations and inspections before entering into any agreement.

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## Energy Performance Graph

