

Strathmore Avenue, Alvaston Derby DE24 0FX



## welcome to

# Strathmore Avenue, Alvaston Derby

Well-presented three-bed semi in Alvaston! Driveway, garage, large garden, open-plan living, extended reception room, modern kitchen, and fitted wardrobes. Ideal for first-time buyers seeking space, comfort, and a great location!















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

#### Lounge

12' 7" MAX x 10' 11" MAX ( 3.84m MAX x 3.33m MAX )

#### **Dining Room**

12' 4" MAX x 10' 4" MAX ( 3.76m MAX x 3.15m MAX )

#### **Garden Room**

14' 4" MAX x 9' 4" MAX ( 4.37m MAX x 2.84m MAX )

#### Kitchen

15' 4" MAX x 6' 2" MAX ( 4.67m MAX x 1.88m MAX )

#### **Bedroom 1**

14' 5" MAX x 10' 7" MAX ( 4.39m MAX x 3.23m MAX )

#### Bedroom 2

11' 1" MAX x 10' 5" MAX ( 3.38m MAX x 3.17m MAX )

#### Bedroom 3

6' 8" MAX x 6' 5" MAX ( 2.03m MAX x 1.96m MAX )

#### **Bathroom**

8' 1" MAX x 6' 4" MAX ( 2.46m MAX x 1.93m MAX )

### welcome to

# Strathmore Avenue, Alvaston Derby

- Spacious three-bedroom semi-detached home
- Driveway and garage
- Large entrance hallway with under-stairs storage
- Open-plan lounge diner
- Extended second reception room

Tenure: Freehold EPC Rating: E

# offers over **£200,000**





# view this property online bagshawsresidential.co.uk/Property/DBY120610



Property Ref:

DBY120610 - 0002

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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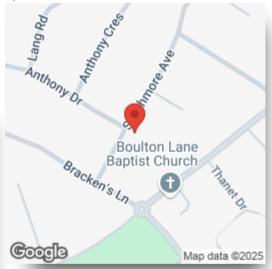
Welcome to this spacious three-bedroom semi-detached home, perfectly positioned on the popular Strathmore Avenue in Alvaston. Ideal for first-time buyers, this well-maintained property offers fantastic living space both inside and out.

Set behind a driveway providing ample parking, the property benefits from a garage to the side. Entering through the front door, you're welcomed by a large hallway with a useful storage cupboard under the stairs. To the left is a bright and airy open-plan lounge diner, ideal for relaxing or entertaining. The home has been thoughtfully extended to the rear, providing an additional reception room with views over the garden - perfect as a second sitting room, playroom, or home office. The recently fitted kitchen is situated to the rear and also houses a newly installed boiler for peace of mind.

Upstairs, you'll find two generous double bedrooms, both complete with fitted wardrobes, and a good-sized single bedroom. The family bathroom is located to the rear of the home.

Outside, the property boasts a large, established garden with a patio area, lawn, and mature trees and shrubs, offering a lovely private space for outdoor living.

Located in Alvaston, the property is close to a range of local amenities, including shops, schools, and parks. Excellent transport links are available with easy access to the A6, A50, and Derby city centre, making it a great spot for commuters.



Please note the marker reflects the postcode not the actual property

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# 01332 361308



Derby@bagshawsresidential.co.uk



32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG



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