



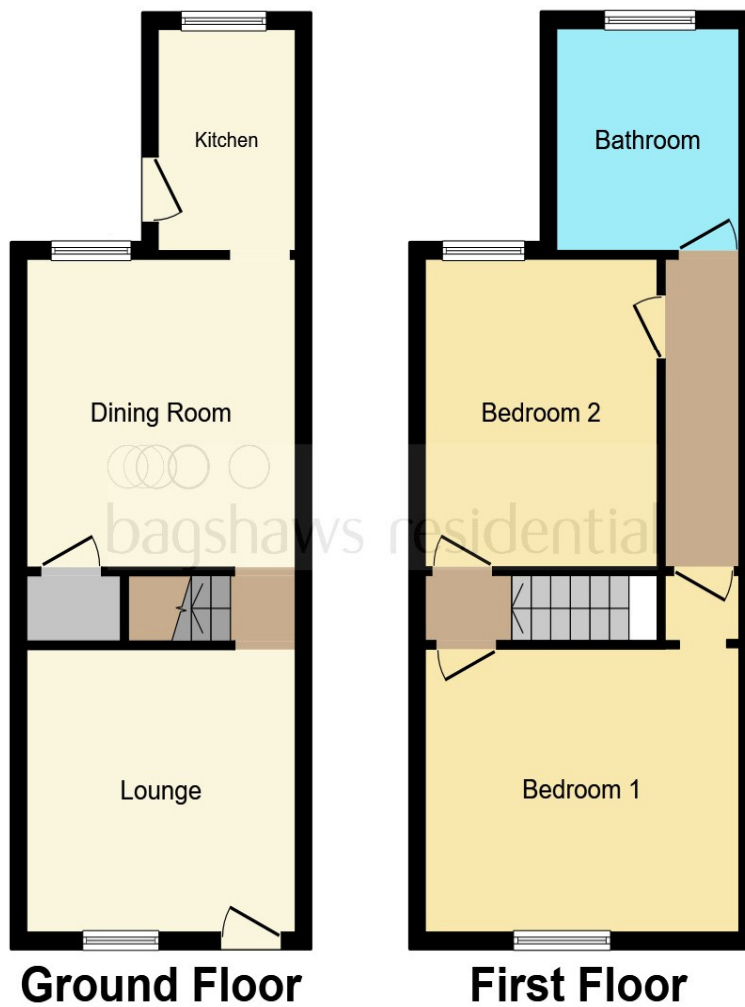
Cotton Lane, Derby DE24 8GG

welcome to

Cotton Lane, Derby

A well-maintained two-bedroom terraced home in a quiet Alvaston location. Featuring a brand-new kitchen and refurbished bathroom, two spacious bedrooms, and a private garden, this freehold property offers a perfect blank canvas close to Derby city centre and key transport links.





Lounge

11' 3" Max x 11' 5" Max (3.43m Max x 3.48m Max)

Dining Room

12' 3" Max x 11' 2" Max (3.73m Max x 3.40m Max)

Kitchen

8' 8" Max x 5' 9" Max (2.64m Max x 1.75m Max)

Bedroom One

13' 4" Max x 14' 5" Max (4.06m Max x 4.39m Max)

Bedroom Two

12' 4" Max x 10' Max (3.76m Max x 3.05m Max)

Bathroom

8' 8" Max x 7' 8" Max (2.64m Max x 2.34m Max)

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

welcome to

Cotton Lane, Derby

- Two good-sized bedrooms
- Brand-new fitted kitchen
- Fully refurbished family bathroom
- Separate living and dining rooms
- Private rear garden with patio and lawn

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£120,000

This charming two-bedroom terraced house is ideally situated on a peaceful residential street in Alvaston. Offering a perfect blend of comfort and potential, the property has been well maintained throughout and is ready for immediate occupation. The ground floor comprises a welcoming lounge leading into a separate dining room- both clean, inviting spaces with scope for personalisation. Beyond lies a newly fitted kitchen, fully equipped with modern units and finishes. From here, access leads to a private rear garden with both patio and lawn areas, offering plenty of potential for outdoor entertaining or gardening enthusiasts.

Upstairs, there are two generous bedrooms and a fully refurbished family bathroom, providing a fresh and modern touch. The home presents an ideal opportunity for first-time buyers or investors seeking a property close to Derby city centre. Alvaston is a popular suburb offering excellent local amenities, reputable schools, and great transport connections, including easy access to the A50, A38, and M1, as well as regular bus routes into the city.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DBY121074 - 0002

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