



Rochester Close  
Alvaston Derby



## Property Description

We are pleased to offer to the market this well presented two bedroom property in the sort after location of Alvaston. The property briefly comprises of an entrance hallway, lounge and extended kitchen /diner. to the first floor we have two double bedrooms and a family bathroom. To the rear you have a part slabbed part astoturf low maintenance garden. To the front is a driveway with space for two cars.

## Lounge

14' 4" x 12' 5" ( 4.37m x 3.78m )

With laminate flooring, bay window to the front of the property and leading through to the open plan kitchen/ dining room.

## Kitchen/ Dining Room

20' 9" x 15' 7" ( 6.32m x 4.75m )

A beautifully laid out extended open plan kitchen/ dining room with tiled flooring, Part Tiled surround, a selection of wall and bass units, storage cupboard to the rear of the room, space for a dining table, spot lights, Velux window and patio doors leading to the rear garden.

## Landing

With carpet, loft hatch and access to:-

## Bedroom 1

15' 6" x 10' 7" ( 4.72m x 3.23m )

Double bedroom laminate flooring, built in mirrored wardrobe and two UPVC double

glazed window to the front of the property.

## Bedroom 2

11' 7" x 9' 3" ( 3.53m x 2.82m )

Double bedroom with carpet and UPVC window to the rear of the property.

## Bathroom

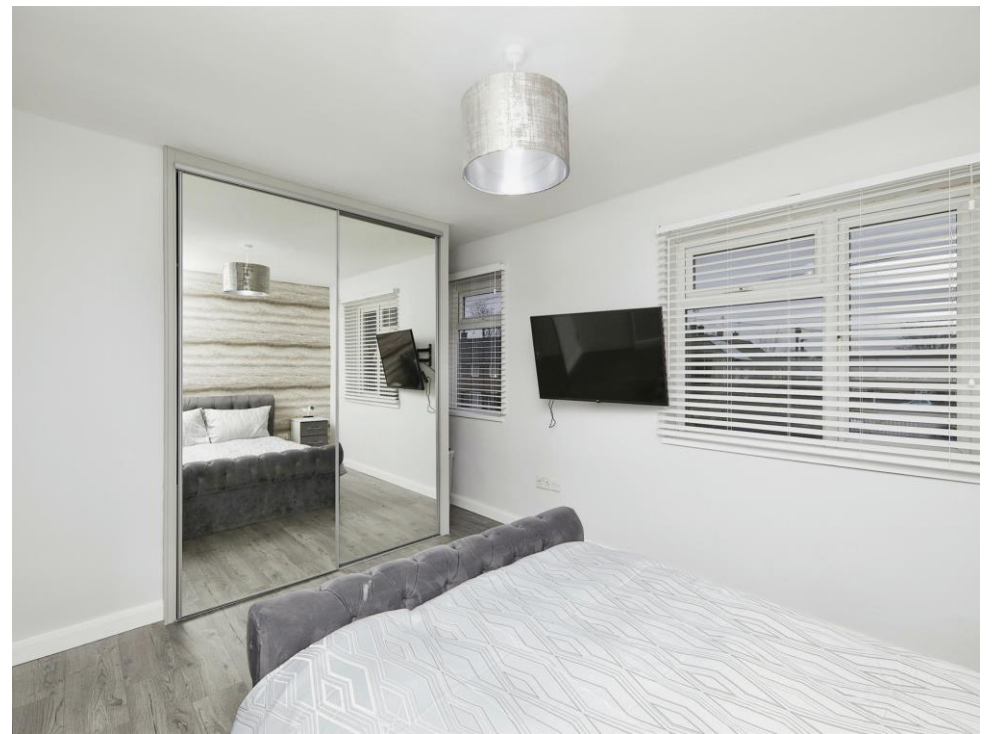
Family bathroom with low level w/c, wash hand basin, a shower fitted over the bath, towel radiator and feature spot lights.

## Outside

To the front of the property is a driveway with space for two vehicles.

To the rear of the property is good sized low maintenance garden comprising of artificial grass with a slabbed surround.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Hall & Benson on

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**EPC Rating: E**

Tenure: Freehold

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