



## 14 Alts Nook Way, Derby, DE72 2WD

### Offers In The Region Of £140,000

Located in the lovely village of Shardlow, this quaint one-bedroom mid-terraced home is being offered to the market with no upward chain, making it a perfect choice for first-time buyers, downsizers, or investors looking for a turnkey property.

Internally, the home offers a surprisingly spacious layout. The ground floor comprises a welcoming entrance hall, a well-appointed fitted kitchen open plan to the living area with stairs leading to the mezzanine floor and double doors to the courtyard garden and a modern bathroom suite. Upstairs, you'll find a generous double bedroom with plenty of space for storage.

Outside, the property benefits from a private driveway providing off-street parking to the front, while to the rear, there is a private and enclosed courtyard garden with a garden shed.

With its desirable location, charming features, and chain-free status, this property won't be around long!

## PROPERTY

Located in Shardlow this 1 bedroom property is ideal for first time buyers or investors alike. This bijou property boasts a kitchen/living area with an abundance of natural light, creating a warm and welcoming atmosphere, with a mezzanine floor bedroom and a modern bathroom. With tandem parking for 2 cars, you will find the convenience of off-road parking a significant advantage in this picturesque setting.

## ENTRANCE HALL

Accessed via front door with central heating radiator. Good sized storage cupboard and doors leading to:

### KITCHEN/LIVING 10'10 x 17'05 (3.30m x 5.31m)

Fitted with a range of modern base and wall units and offering integrated AEG fan oven with Logik electric hob and extractor fan. Metal bowl sink unit with mixer tap over. Room and plumbing for washing machine and Fridge/Freezer. With double doors leading to the courtyard garden and stairs leading to mezzanine floor.

### BEDROOM 10'10 x 8'11 (3.30m x 2.72m )

A good sized double bedroom offering fitted wardrobe space with sliding doors, grey carpets and double glazed window.

### BATHROOM 6'06 x 4'09 (1.98m x 1.45m)

Fitted with a modern shower corner cubicle with wall panels, toilet & basin vanity unit., extractor fan, heated towel rail and ceiling spot lights.

## COURTYARD GARDEN

A courtyard garden that has been block paved, planters to the side & wooden built storage shed.

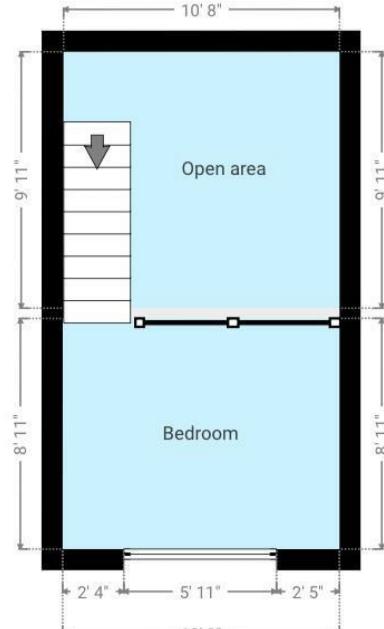
## Floor Plan

### ▼ Ground Floor



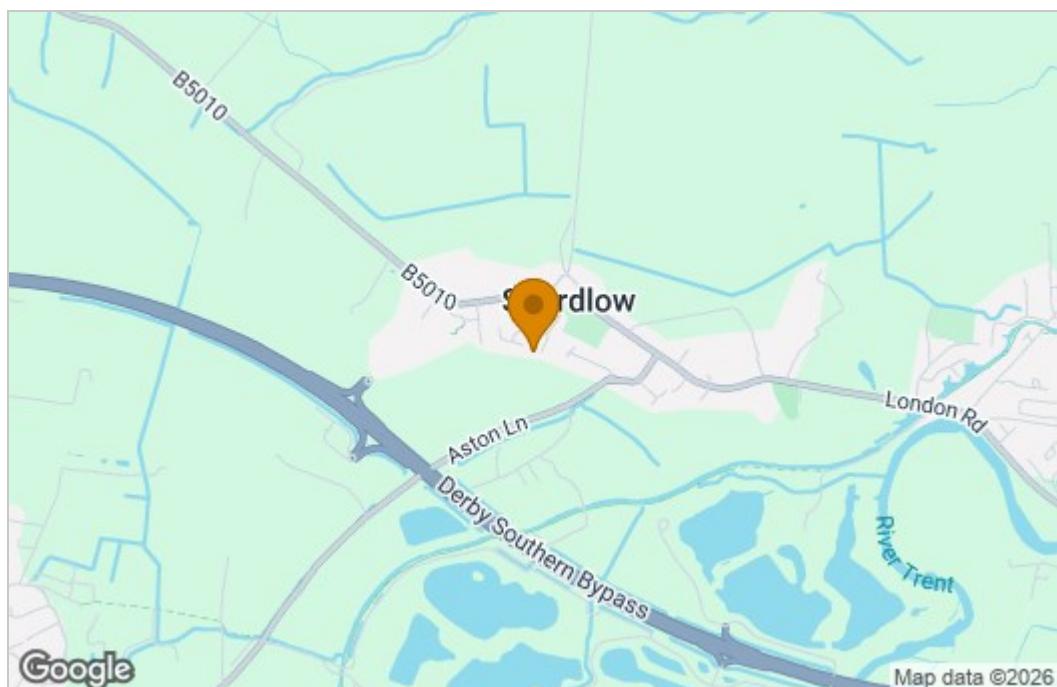
### ▼ 1st Floor

Approximate Property measurements.  
Ground floor, 234.3 SQ FT (21.7 M2).  
First floor, 95.7 SQ FT (8.8 M2).

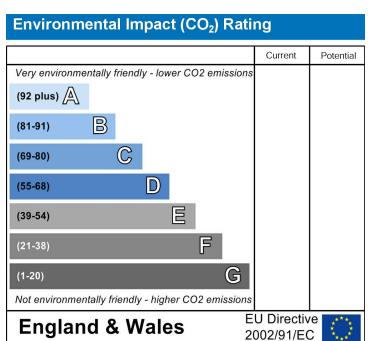
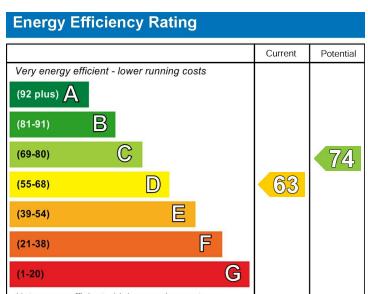


It must be noted we try to ensure the accuracy of the floor plan, however this is a guide to the layout of the property only. You must treat this floorplan as a guide only to the property's layout and not an accurate built measured survey. If you require accurate measurements/ layout guides, you must commission this independently. Where an appliance/s are shown these are illustrative only and have not been tested or confirmed to be included in the sale of the property.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.