



**118 Crayford Road, Alvaston, DE24 0HQ**  
**£179,950**

PROPERTY  
PERSPECTIVE



Crayford Road is well-placed for access to local amenities in Alvaston, nearby schools, and major road links such as Derby City, the A50, the A52, and East Midlands Airport. An early internal and external viewing is strongly recommended.

### ENTRANCE HALL

Stairs to first floor, wood laminate flooring

### LOUNGE DINING AREA 20'0" x 9'10" (6.1 x 3.0)

Double glazed window to front, double glazed doors to rear gardens, wood laminate flooring

### KITCHEN BREAKFAST ROOM 16'0" x 9'2" (4.9 x 2.8 )

Double glazed doors to rear gardens, tiled flooring, a range of floor and wall units with free standing appliances, larder cupboard, part tiled walls

### CLOAKROOM WC

Low level wc, wash hand basin, part tiled walls, frosted double glazed window

### UTILITY ROOM

Washing and drying facilities

### FIRST FLOOR LANDING

Loft access, carpet flooring

### BEDROOM 12'9" x 9'10" (3.9 x 3.0)

Double glazed window, laminate flooring

### BEDROOM 6'6" x 9'10" (2.0 x 3.0)

Double glazed window, laminate flooring

### BEDROOM 9'2" x 6'6" (2.8 x 2.0)

Double glazed window, laminate flooring

### BATHROOM

Matching white bathroom suite with tiled surrounds

### OUTSIDE

Gardens laid mainly to lawn, patio area, fully enclosed with good degrees of privacy. Driveway parking for several vehicles

