

# GADSBY NICHOLS



## 10 Slindon Croft, Alvaston Derby, DE24 0SD Offers Around £166,500

A MODERN. TWO-BEDROOMED DETACHED residence, enjoying a well-established and popular residential location, with the additional benefit of being available with IMMEDIATE VACANT POSSESSION. Having the benefit of gas central heating, and UPVC double glazing, the accommodation briefly comprises; -

GROUND FLOOR, Canopy Entrance Porch, Entrance Hall, Lounge, Dining Kitchen, and Conservatory. FIRST FLOOR, Landing, Two Bedrooms, and Bathroom. OUTSIDE, front garden providing ample car standing space, ear Single Garage, and Garden. EPC D (2024), Council Ta Band B.

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## 10 Slindon Croft, Alvaston, Derby, DE24 0SD

### The Property

An great opportunity for the discerning purchaser to acquire a modern detached property, ideal for the first time buyer(s), with immediate vacant possession available. The accommodation comprises; entrance hall, lounge, dining kitchen, conservatory extension, two bedrooms, bathroom, ample parking to the front, garage to the rear, and rear garden.

### Location

The property is situated in the popular suburb of Alvaston, well served by local amenities, and is also within close proximity to Elvaston Castle Country Park. Ease of access is afforded to the A50, which in turn provides links to the M1 motorway, A38, and East Midlands International Airport.

### Directions

When leaving Derby city centre by vehicle, proceed along the A6 London Road towards Alvaston, continuing through the centre of Elvaston leaving on the A6 Shardlow Road at the second traffic island, then turn left at the next traffic island into Keldholme Lane, following the road round before taking the fifth righthand turn into Derrington Leys, and left into Slindon Croft.

### Viewings

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13362.

### Accommodation

Having the benefit of gas central heating, and UPVC double glazing, the detailed accommodation comprises: -

### GROUND FLOOR

#### Canopy Entrance Porch

Having double glazed entrance door opening to the: -

#### Entrance Hall

Having central heating radiator, and stairs to the first floor.

#### Lounge

4.09m x 3.05m (13'5" x 10'0")

Having UPVC leaded-light double glazed bow window to the front, laminate flooring, central heating radiator, and Adam-style fire surround with marble hearth and back-plate, and fitted 'living flame' coal-effect gas fire.



#### Dining Kitchen

4.09m x 2.77m (13'5" x 9'1")

Having cream-coloured fitments, comprising; one double base unit, five single base units, drawers, three double wall units, two single wall units, and single wall unit with glazed door for display purposes, together with integrated stainless steel gas hob with stainless steel canopy over incorporating extractor hood and light, integrated stainless steel electric oven, integrated fridge, integrated freezer, one-and-a-half bowl single-drainer sink unit, work surface areas with tiled splashbacks, central heating radiator, understairs store, and Vaillant gas-fired combination boiler providing domestic hot water and central heating.



#### Conservatory

3.84m x 2.97m max (12'7" x 9'9" max)

Having brick base and UPVC double glazed windows over, tiled floor, and UPVC double glazed double French doors.



### FIRST FLOOR

#### Landing

Having UPVC leaded-light double glazed window, built-in cupboard, and access to the loft space.

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### Bedroom One

4.11m x 2.87m max (13'6" x 9'5" max)

Having two UPVC double glazed windows to the front, built-in cupboard, and central heating radiator.



### Bedroom Two

3.43m x 2.13m max (11'3" x 7'0" max)

Having central heating radiator, and UPVC double glazed window.



### Bathroom

Having white suite comprising; low-level WC, pedestal wash hand basin, and panelled bath with shower over, together with tiled walls, UPVC double glazed window, and central heating radiator.



## OUTSIDE

### Front Garden

Laid to block-paving and affording ample car standing spaces, with driveway to the side to the rear.

### Detached Single Garage

Located to the rear of the property, and of brick construction with up-and-over door to the front.

### Rear Garden

Enclosed by fencing.



## ADDITIONAL INFORMATION

### Tenure

We understand the property is held freehold, with vacant possession provided upon completion.

### Do you need a Survey?

If you are not buying one of our properties, but need a survey or valuation, please contact our offices for further information and advice on 01332 296396. We offer a range of surveys and valuations to cover all house types.

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### **Anti-Money Laundering (AML) Regulations**

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

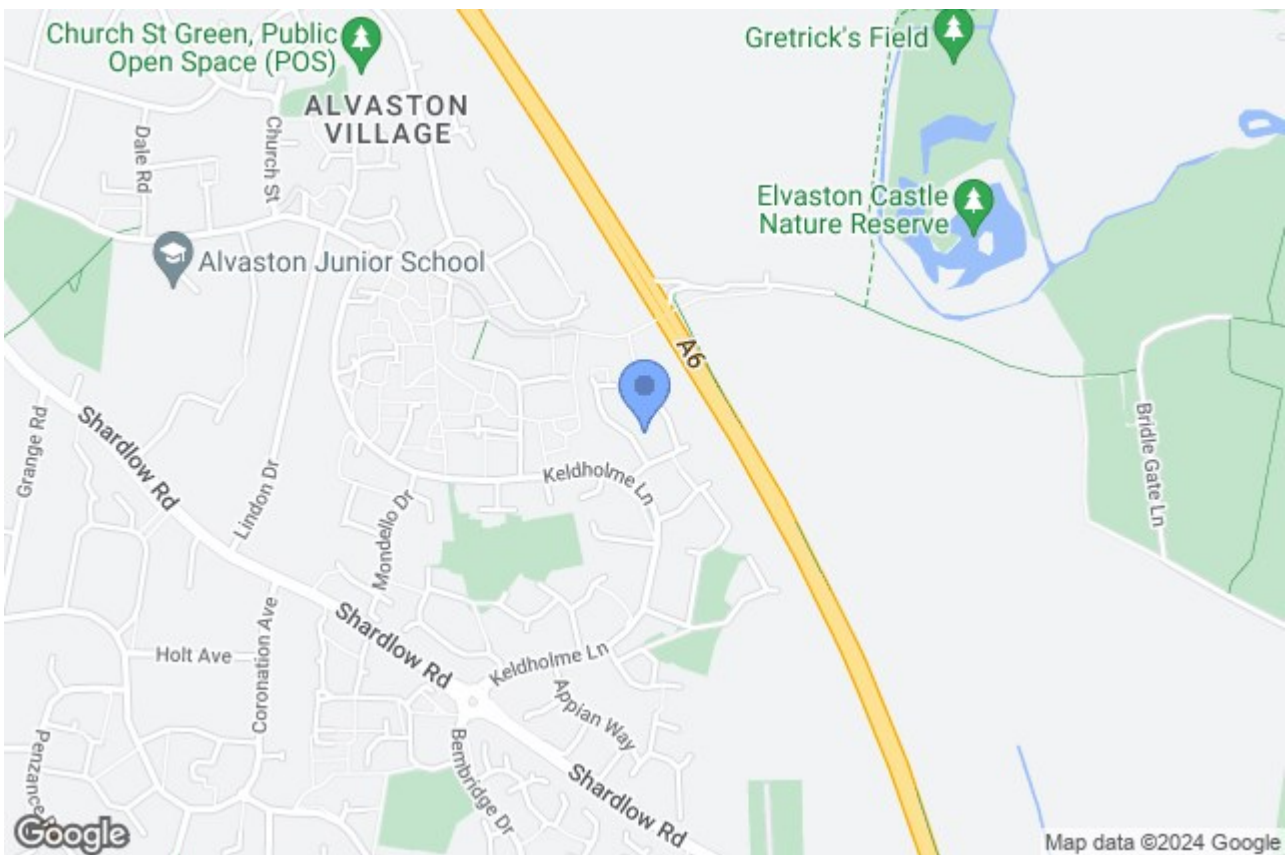
- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

**REF: R13362**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>66</b>	<b>84</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**PROPERTY MISDESCRIPTIONS ACT 1991**

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought.

All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors.

All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is accepted for any errors or omissions.

