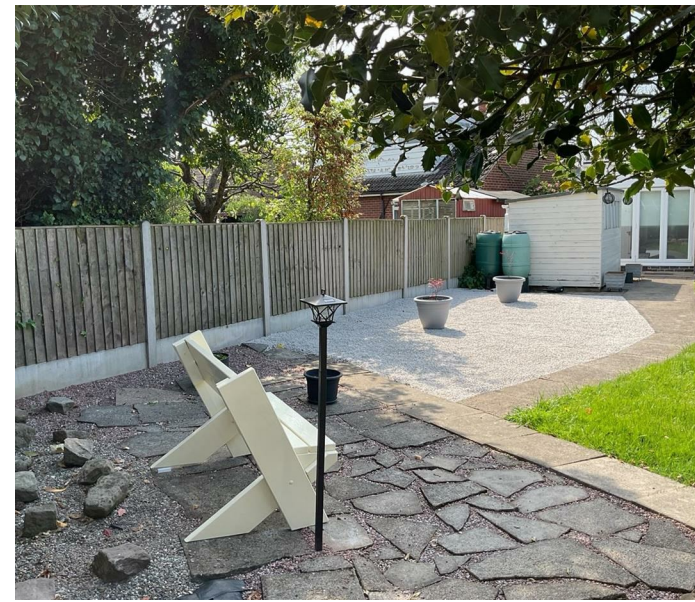




GADSBY
NICHOLS

9 Yew Tree Close, Alvaston, Derby, DE24 0PZ
Offers Around £343,000

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A VERSATILE, EXTENSIVELY REFURBISHED AND EXTENDED, THREE-BEDROOMED/DINING ROOM, TWO-RECEPTION ROOMED, DETACHED BUNGALOW, enjoying a desirable cul-de-sac setting close to the old village centre of Alvaston, yet also within walking distance of Alvaston centre and amenities. Requiring internal inspection to be fully appreciated, the highly adaptable and well-appointed interior affords potential for a loft conversion, subject to planning, and having the benefit of gas central heating, UPVC double glazing, and security alarm, briefly comprises: -

INTERNALLY, enclosed entrance porch, spacious entrance hall, pleasant lounge, dining room/bedroom three, modern fitted breakfast kitchen with pantry and rear porch/sunroom, two double bedrooms, and luxury bathroom. EXTERNALLY, front garden and ample car standing spaces, and mature good-sized, easily maintained rear garden. EPC C, Council Tax Band C.

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THE PROPERTY



A traditional, bay-windowed detached bungalow, which in recent years has been the subject of an extensive refurbishment programme, together with structural extension and has been fully rewired to afford a highly adaptable and delightfully appointed interior, with internal inspection being highly recommended. The accommodation comprises; enclosed entrance porch, spacious entrance hall, Lounge, dining room, breakfast kitchen with pantry and rear porch/sun room, two double bedrooms, luxury bathroom, front garden, ample parking, and good-sized rear garden. There is also potential to convert the dining room/bed3 back into a garage if required.

LOCATION

The property enjoys a pleasant cul-de-sac setting, close to the old village centre of Alvaston, and within walking distance of Alvaston shopping centre and amenities. The property is also within minutes driving distance of the A50, which in turn affords

easy access to the M1, A38, and East Midlands International Airport.

DIRECTIONS

When leaving Derby city centre by vehicle, proceed along the A6 London Road to Alvaston, and at the first traffic island continue through the centre to the next traffic island, proceeding straight on into the A6 Shardlow Road before turning immediately left into Elvaston Lane, continuing along Elvaston Lane to find Yew Tree Close on the right-hand side.

VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13369.

ACCOMMODATION

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

INTERNALLY

ENCLOSED ENTRANCE PORCH

Having UPVC double glazed double entrance doors, and part-glazed inner door opening to the: -

SPACIOUS ENTRANCE HALL



Light-and-airy, spacious hall, having parquet woodblock flooring, two telephone points, and central heating radiator.



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PLEASANT LOUNGE

4.70m x 3.63m (15'5" x 11'11")



A very light and airy room, having fireplace display recess with exposed brickwork and mantelpiece over affording the potential for a log burner, UPVC double glazed double French doors and side window to the rear garden, modern vertical central heating radiator, two aerial TV points, plus Sky and cable TV points.



DINING ROOM

5.92m x 2.36m (19'5" x 7'9")



A multi-functional room as either a separate dining/sitting room, bedroom three, or home office space/hobbies room, having UPVC double glazed

window to the front, modern vertical central heating radiator, Sky TV point, TV aerial point, telephone point, and UPVC double glazed bifold doors to the rear opening to the rear garden.

Please note, this room was originally the garage, and can be reconverted if so required.



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BREAKFAST KITCHEN

4.11m x 3.63m max (13'6" x 11'11" max)



Having range of modern stylish fitments comprising; seven single base units, drawers, two double wall units, and two single wall units, together with integrated five-ring gas hob with extractor over and electric cooker point, integrated stainless steel electric oven, separate stainless steel microwave combination oven, one-and-a-half bowl stainless steel sink unit set in quartz work surface area, further ample quartz work surface areas, numerous useful power points, UPVC double glazed window to the rear modern vertical central heating radiator, and UPVC double glazed door to the rear porch/sunroom with power point and wall light



WALK-IN PANTRY

Providing cool food storage.

REAR PORCH/SUNROOM

Having UPVC double glazed windows, tiled floor, and UPVC double glazed door opening to the rear garden.

FRONT BEDROOM ONE

4.09m x 3.68m max (13'5" x 12'1" max)



Measurements are 'maximum into bay'. Having wide UPVC double glazed bay window, aerial TV point, Cable TV point, telephone point, modern vertical central heating radiator, and laminate flooring..

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FRONT BEDROOM TWO

3.63m x 3.51m (11'11" x 11'6")



Spacious bedroom having TV point, telephone point, UPVC double glazed window, and central heating radiator. A generous amount of double plug sockets.



LUXURY BATHROOM

2.36m x 2.13m (7'9" x 7'0")



Having modern white suite comprising; low-level WC, wash hand basin in vanity unit, heated LED back lit mirror, and panelled bath with shower over

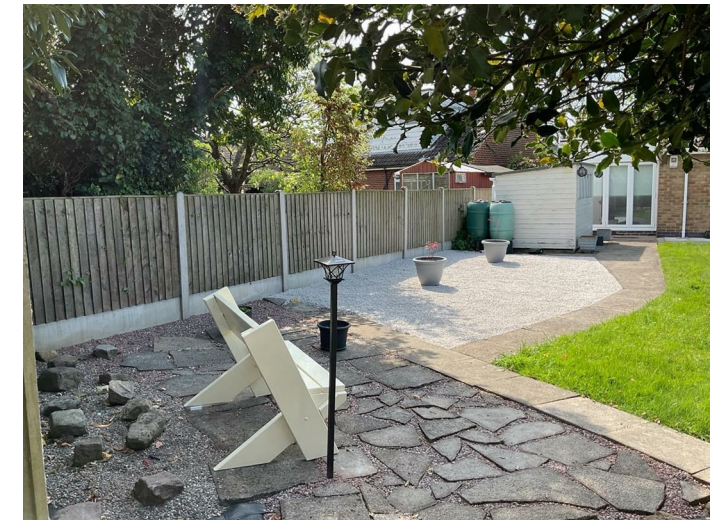
and folding glazed shower screen to the side, together with fully tiled walls, tiled, vinyl flooring, heated chrome towel rail, UPVC double glazed window, two ceiling downlighters, ceiling extractor fan, and access to the loft space by way of a timber ladder, which is part-boarded with electric light, and houses the gas-fired combination boiler providing domestic hot water and central heating. The loft affords potential for conversion, subject to requirements, and obtaining the usual planning and building regulation approvals.

EXTERNALLY

FRONT GARDEN

Set behind low brick walling, and hedging, having lawn, flower and shrub borders, and driveway affording ample car standing space. The rear garden can be accessed from both sides of the property.

GOOD-SIZED REAR GARDEN



Enclosed by fencing for privacy, and being of an

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easily-managed design with lawn, large paved patio area, flower and shrub borders, and brick garden store.



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: R13369

ADDITIONAL INFORMATION

TENURE

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

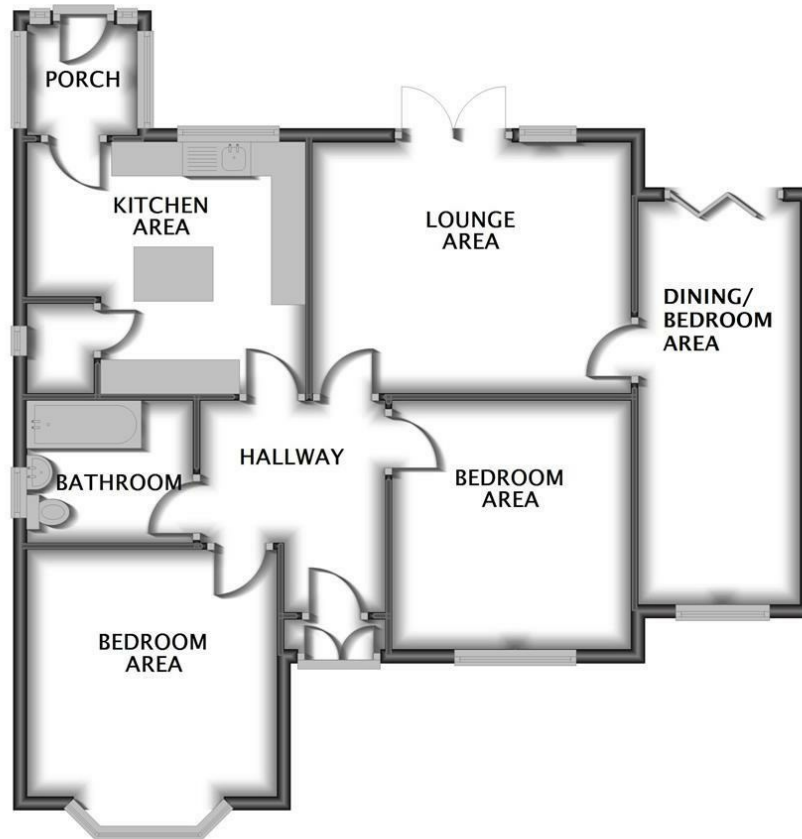
ANTI-MONEY LAUNDERING (AML) REGULATIONS

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.

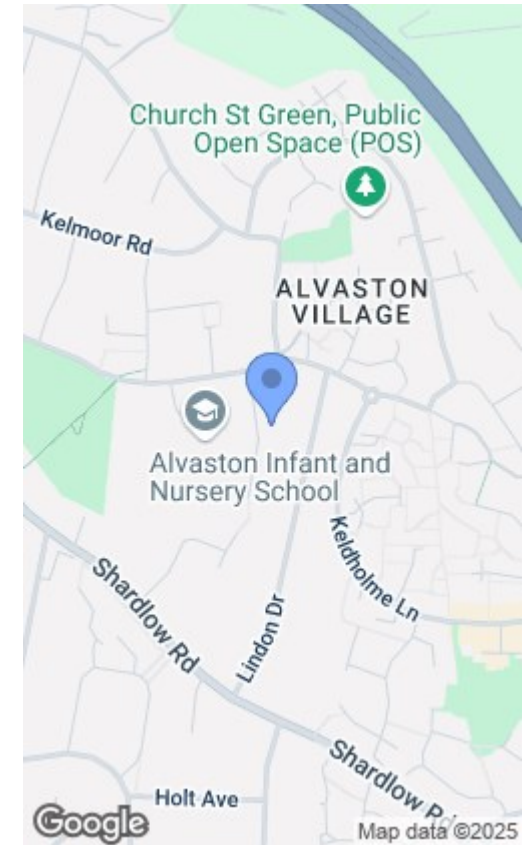
We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need

9 YEW TREE CLOSE



Floorplan is an illustration only and cannot be used for any construction purposes.
Plans supplied by 'Amber Energy Surveys Limited'
email - amberenergysurveys@outlook.com / mobile - 0774 896 8963



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(91-101) A		(81-101) A	
(81-90) B		(69-80) B	
(69-80) C		(55-68) C	
(55-68) D		(39-54) D	
(39-54) E		(21-38) E	
(21-38) F		(11-20) F	
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	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 taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

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