



51 Leaside Alvaston Park Homes, Meadow Lane, Alvaston Derby, DE24 8FF £115,000

A WELL-PRESENTED, TWO-DOUBLE-BEDROOMED, DETACHED PARK HOME, sold with NO UPWARD CHAIN, and offering a spacious interior, with early internal inspection highly recommended to be fully appreciated. Having the benefit of gas central heating, and UPVC double glazing, the accommodation briefly comprises: -

INTERNALLY, Entrance Hall, large open-plan Living Dining Room, fitted Kitchen, Double Bedroom with modern Ensuite Shower Room, Double Bedroom Two, and Bathroom. EXTERNALLY, Detached Single Garage, and easily-maintained gardens. EPC exempt, COUNCIL TAX BAND A.

Please note, the property is neither Freehold nor Leasehold, as all that is for sale is the Park Home itself, and not the land associated with it.

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The Property

An excellent opportunity to acquire a competitively-priced detached property, with this well-presented, two-double-bedroomed, detached Park Home bungalow-style residence, which is available with immediate vacant possession. Requiring internal inspection, the well-proportioned interior comprises; entrance hall, large L-shaped lounge dining room, kitchen with fitments and integrated appliances, double bedroom with fitments and modern en-suite shower room, double bedroom two, bathroom, detached single garage, car standing, and surrounding gardens.



Location

The property is situated within Alvaston Park Homes, lying adjacent to Alvaston Park, in the popular suburb of Alvaston, and within easy access of a comprehensive range of local amenities.

Directions

When leaving Derby city centre by vehicle, proceed southeast along the A6 London Road, continuing through Wilmorton, and on entering Alvaston turn left into Meadow Lane signposted for Alvaston Park, taking the right turn into the Alvaston Park Homes development on Charles Road, before turning left into Patterdale Road, and then left into Leaside.

Viewings

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13351.

Accommodation

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

INTERNALLY

Entrance Hall

Having canopy porch, and UPVC double glazed entrance door, together with two built-in cloaks cupboards, and further built-in shelved cupboard.

L-Shaped Lounge Dining Room

5.94m x 5.31m max 3.20m min (19'6" x 17'5" max 10'6" min)

Measurements are '19'6" x 17'5" maximum, 10'6" minimum/5.94m x 5.31m maximum, 3.20m minimum'.



Having two, UPVC double glazed bow windows to the front, UPVC double glazed window to the side, Adam-style fire surround with marble hearth and electric coal-effect fire, two central heating radiators, and ceiling coving.



Kitchen

3.81m x 2.92m max (12'6" x 9'7" max)

Having fitments comprising; one double base unit, three single base units, drawers, two double wall units, and two single wall units, together with single-drainer sink unit, integrated gas hob with extractor hood and light over, integrated electric oven, UPVC double glazed external door and window, work surface areas with tiled splashbacks, tiled floor, built-in cupboard, central heating radiator, plumbing for automatic washing machine, and boiler cupboard housing a Baxi gas-fired combination boiler providing domestic hot water and central heating, which we understand was installed in 2021.



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Double Bedroom One

3.38m x 2.92m max (11'1" x 9'7" max)

Having fittings comprising; two built-in double wardrobes, dressing table, and drawers, together with central heating radiator, and UPVC double glazed window.



En-Suite Shower Room

2.01m x 1.52m (6'7" x 5'0")

Having modern suite comprising; low-level WC, pedestal wash hand basin, and corner quadrant shower cubicle with rain and handheld shower fittings, together with tiled floor, tiled walls, heated chrome towel rail, and extractor fan.



Double Bedroom Two

3.38m x 2.92m (11'1" x 9'7")

Having fittings comprising; two built-in double wardrobes, dressing table, and drawers, together with central heating radiator, and UPVC double glazed window.



Bathroom

2.01m x 1.70m (6'7" x 5'7")

Having modern suite comprising; low-level WC, pedestal wash hand basin, and panelled bath, together with tiled floor, tiled walls, heated chrome towel rail, UPVC double glazed window, and extractor fan.



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EXTERNALLY

Detached Single Garage

6.05m x 2.82m (19'10" x 9'3")

Of concrete sectional construction, having electric roller door to the front, electric power and light, and driveway to the front for car standing.



Gardens

Easily managed gardens surrounding the property, laid extensively to paving and gravel for easy maintenance.



ADDITIONAL INFORMATION

Tenure

The property is neither Freehold nor Leasehold, as it is only the Park Home for sale.

There is a pitch fee/ground rent payable at £74.55 (seventy-four pounds, fifty-five pence) per week, to include the garage.

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.

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: -

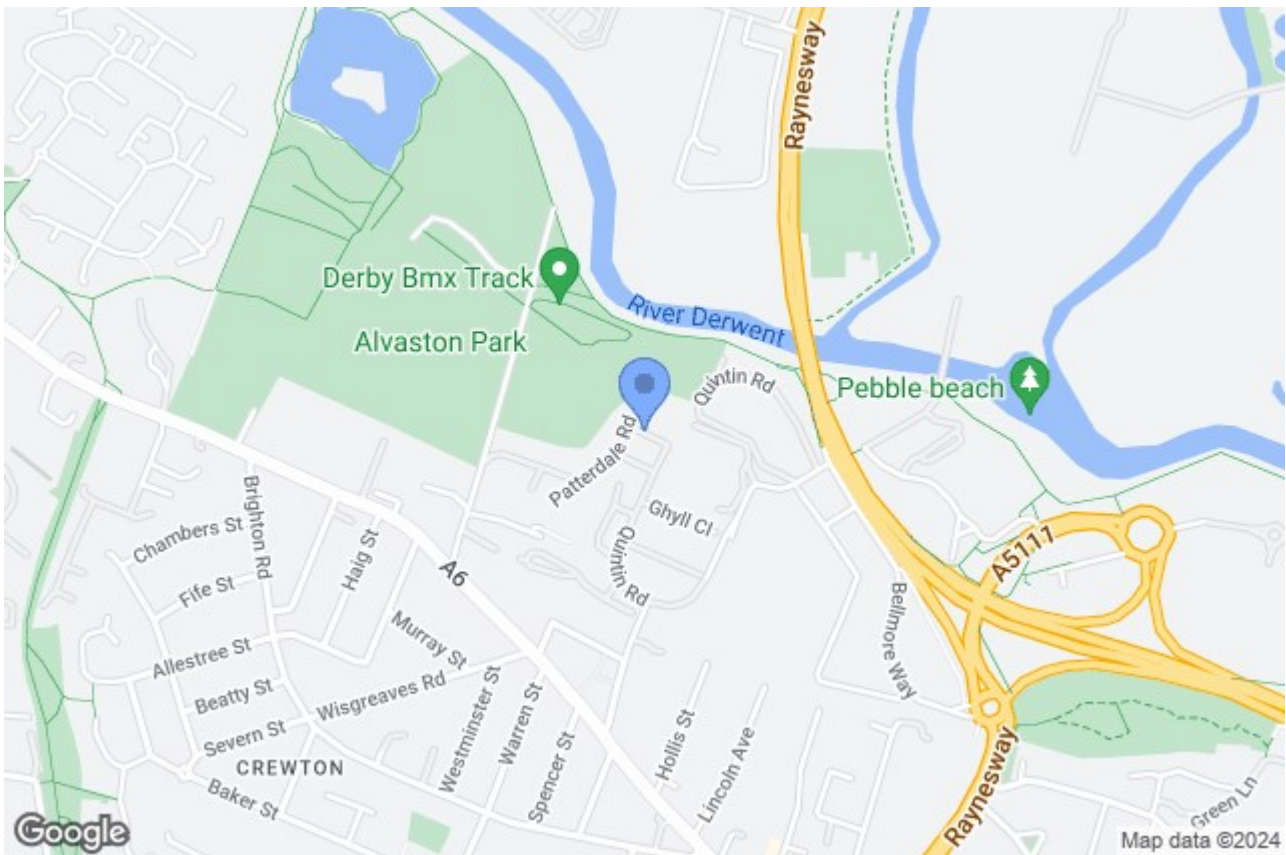
- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, 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: R13351

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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 accepted for any errors or omissions.

