

3 Bed House - Semi-Detached

Price £200,000

 Holbrook Road, Alvaston, Derby, DE24 0DE



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IMMEDIATE POSSESSION - NO UPWARD CHAIN - SUBSTANTIAL CORNER PLOT. Offering immense potential to improve / extend (subject to necessary consents) is this extended semi detached home occupying a sizeable corner plot and situated in this ever popular locality. Gas central heating and UPVC double glazing. Reception hall, sitting room, dining room, fitted kitchen. On the first floor a landing leads to three bedrooms and shower room. Outside is a two car driveway and mature gardens. Freehold. Council tax band A. Energy rating C.

Canopied Storm Porch

To:-

Reception Hall

Having timber and opaque glazed entrance door, UPVC opaque double glazed window to front aspect, radiator and staircase to first floor.

Guests Cloak Room/WC

Having white low centre flush wc with half tiled walls, contrasting floor and UPVC opaque double glazed window to front aspect.

Sitting Room 17'1" x 13'3" reducing to 9'10" (5.23 x 4.04 reducing to 3.01)



Having recessed coal effect living flame fire, double radiator, two double wall light points, UPVC double glazed window to front aspect and UPVC double glazed sliding patio doors giving views and access over the mature landscaped rear garden.



Dining Room 10'4" x 10'3" (3.16 x 3.14)



Having a laminated wood effect floor, double radiator, UPVC double glazed window to rear aspect and open arch leading to the:-

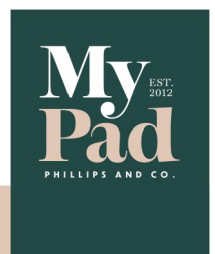
Fitted Kitchen 12'9" x 9'10" (3.91 x 3.01)



Having a range of shaker style wall and base cupboards with feature Range Master 110 free standing gas range, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, laminated working surfaces with matching central island unit, ceiling LED down lighters, space and plumbing for automatic washing machine and dishwasher, UPVC double glazed windows to both front and rear aspects with UPVC double glazed door to rear garden.



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First Floor Landing



With access to roof space and UPVC double glazed window to front aspect.

Principal Bedroom 13'7" x 10'0" (4.15 x 3.05)



Having a range of wardrobes, radiator and UPVC double glazed window to rear aspect.

Bedroom Two 10'5" x 10'1" (3.20 x 3.08)



Having a built in airing cupboard (housing the Gloworm wall mounted combination gas boiler), double radiator and UPVC double glazed window to rear aspect.



Bedroom Three 10'0" x 6'11" (3.05 x 2.12)



Having a radiator and UPVC double glazed window to front aspect.

Shower Room



Having white three piece suite comprising; low centre flush wc, pedestal wash hand basin and walk in shower with Triton electric shower, chrome heated towel rail and UPVC opaque double glazed window to side aspect.

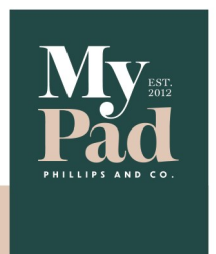
Outside



The property occupies a substantial mature plot at this popular residential address. To the front and side are lawned gardens with hedged boundaries, with a tarmac driving giving car standing space for two cars. A wooden access gate leads to the mature, south facing rear garden, enclosed by brick walling together with close panelled fencing, laid to a lawned area with patio area, sun terrace, pathway, mature shrubbed borders, cold water tap and galvanised steel storage shed.



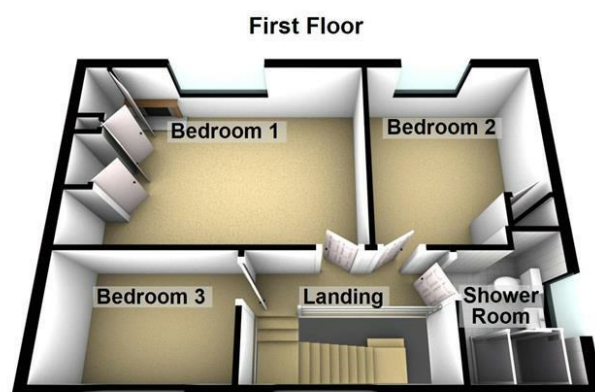
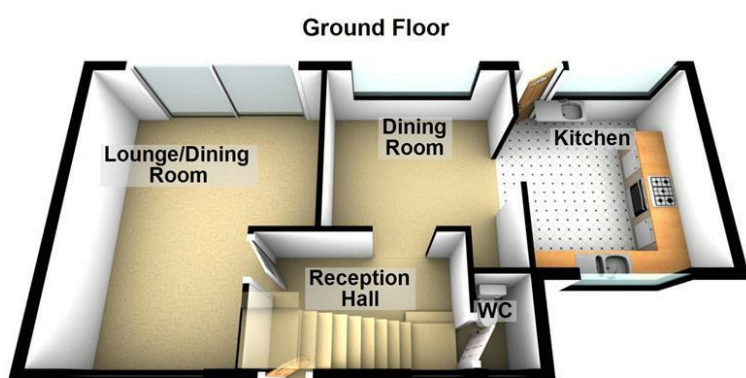
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	84
		EU Directive 2002/91/EC	

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