


3 Bed House - Semi-Detached

Offers over £220,000

 Boulton Lane, Alvaston, Derby, DE24 0BB



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3 Bed House - Semi-Detached

£220,000

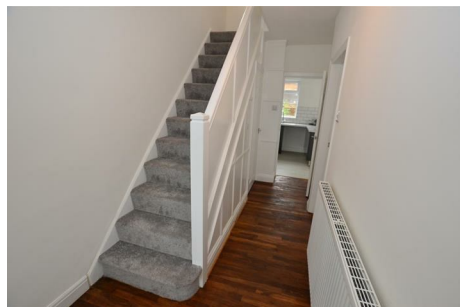
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NO UPWARD CHAIN - COMPREHENSIVELY IMPROVED TRADITIONAL SEMI DETACHED HOME - SOUGHT AFTER LOCATION - INTERNAL VIEWING ESSENTIAL - THREE BEDROOMS - NEWLY FITTED KITCHEN AND FOUR PIECE BATHROOM SUITE - SIZEABLE MATURE PLOT - GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - LARGE GARDEN - FREEHOLD - COUNCIL TAX BAND B - ENERGY RATING D.

Reception Hall



Having UPVC opaque double glazed entrance door with adjacent side light, solid wood floor, radiator, BT connection point, understairs storage cupboard and staircase to first floor.



Guests Cloak Room/WC

Having white two piece suite comprising; low centre flush wc and wash hand basin with tiled splash backs, laminated wood effect floor and UPVC opaque double glazed window to side aspect.

Sitting Room 13'1" x 10'11" (4.01 x 3.33)



Having radiator and UPVC double glazed curved bay window to front aspect.

Dining Kitchen 17'3" x 12'6" reducing to 8'5" (5.27 x 3.83 reducing to 2.57)

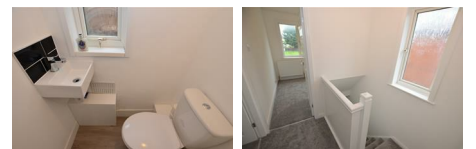


Having a range of handleless soft close wall, base and drawer units with four ring electric black glass ceramic hob together with matching electric oven and grill, canopy extractor hood with down lighter, quartz effect laminated working surfaces with matching breakfast bar, tiled splash backs with laminated wood effect floor, inset stainless steel sink top with side drainer, hot

and cold mixer tap, space for fridge freezer, space and plumbing for automatic washing machine, two contemporary style radiators and UPVC double glazed window with adjacent French doors giving views and access over the rear garden.



First Floor Landing



With access to roof space and UPVC opaque double glazed window.

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Bedroom One 14'2" x 10'7" (4.34 x 3.24)



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

Bedroom Two 11'8" x 10'7" (3.56 x 3.25)



Having radiator and UPVC double glazed window.

Bedroom Three 8'9" x 6'3" (2.68 x 1.92)



Having radiator and UPVC double glazed window.

Bathroom



Having modern white four piece suite comprising; low centre flush wc, wash hand basin, panelled bath with shower attachment and mixer tap over and quadrant shower cubicle with fixed head mains fed drench shower, together with hand held shower attachment, complimentary ceramic tiled splash backs, heated towel rail, back lit vanity unit and UPVC opaque double glazed window to rear aspect.

Outside




The property occupies a sizeable mature plot at this popular residential address. To the front is a walled boundary with twin wrought iron gates leading to a concrete driveway giving car standing space. The rear garden is laid to a shaped lawn with a fenced boundary with brick outbuilding.

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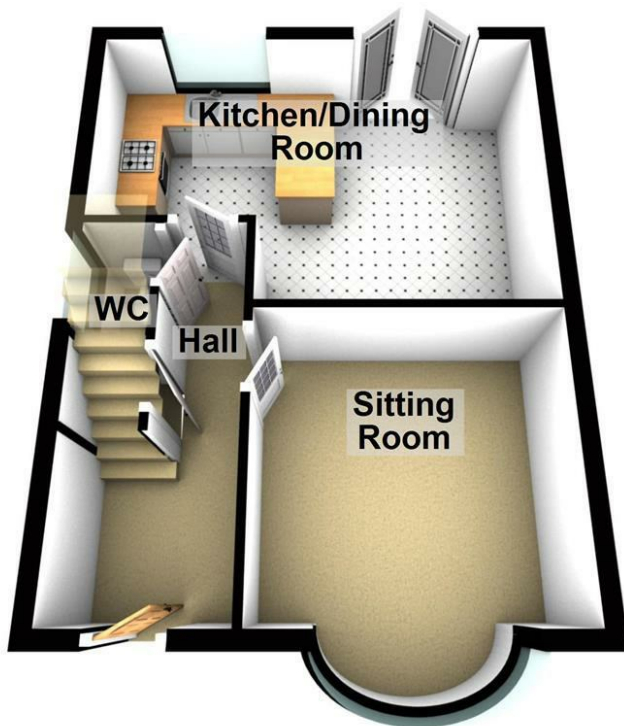
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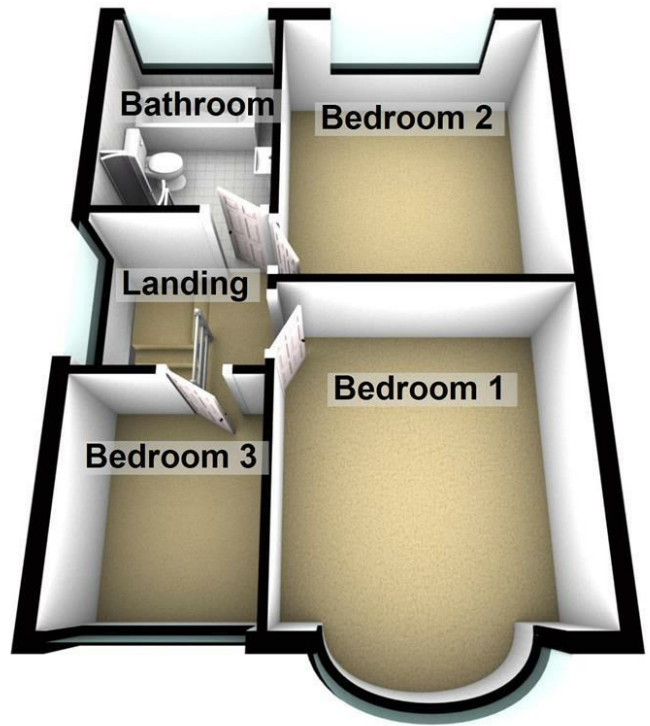
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Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			88
(81-91) B			
(69-80) C			64
(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	

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