



Field Crescent,
Alvaston, Derby
DE24 0HE

£275,000 Freehold



AN IMPRESSIVE PROPERTY THAT REQUIRES NO WORK AND IS READY FOR YOU TO MOVE STRAIGHT IN AND ENJOY YOUR NEW HOME.

Robert Ellis are delighted to market this lovely family home, this will appeal to a variety of buyers and we anticipate immediate viewing interest. The entrance hallway has stairs rising to the first floor and doors leading to the living area and kitchen dining area. The living area is a good size and has a window over looking the front and opens to the kitchen diner. The kitchen is modern fitted and benefits from having integral appliances and a breakfast bar area.

The first floor landing provides access to the three bedrooms and family bathroom, two bedrooms are double in size and the third is a single or home office. There is a driveway providing off road parking to the front with a gate access to the rear. The rear garden offers excellent privacy and is fully enclosed, is generous in size and includes a large summer house.

Situated in a convenient location with excellent access to Pride Park, Derby city centre and local transport links, this property would suit a range of buyers including first time purchasers and investors. An internal viewing is highly recommended to fully appreciate the condition and location of this property.



Entrance Hall

Composite entrance door with obscure double glazed light panel within with a matching light panel to the side and above, wood effect laminate flooring, radiator, stairs to the first floor. Doors to:

Living Area

12'2" plus bay x 10'4" into recess approx (3.72m plus bay x 3.17m into recess approx)

UPVC double glazed bay window to the front, feature panelling to dado height, radiator, continuation of the grey wood effect laminate flooring, open to:

Kitchen/Diner

13'5" x 17'3" approx (4.09m x 5.26m approx)

UPVC double glazed window and French doors to the rear, the kitchen area has a range of high gloss wall, base and drawer units with white laminate work surface over, tiled splashback, stainless steel sink with chrome mixer tap, integrated single electric oven, electric induction hob with stainless steel extractor hood over, space for a tall fridge freezer, plumbing and space for a washing machine, tiled flooring, breakfast bar area with light over, underfloor heating and wall mounted control unit, wood panelling continuing from the living area, understairs storage cupboard with a light and housing the electric consumer unit.

First Floor Landing

With a feature glazed balustrade, UPVC double glazed window to the side and doors to:

Bedroom 1

13'10" into bay x 10'4" into recess approx (4.24m into bay x 3.17m into recess approx)

UPVC double glazed bay window to the front, radiator.

Bedroom 2

10'5" x 13'5" approx (3.19m x 4.11m approx)

UPVC double glazed window to the rear, radiator, access hatch with pull down ladder to the part boarded and lit loft.

Bedroom 3

8'4" x 6'4" approx (2.55m x 1.95m approx)

UPVC double glazed window to the front, radiator.

Bathroom

6'2" x 8'5" approx (1.9m x 2.59m approx)

Obscure UPVC double glazed window to the rear, modern white bathroom suite having a shower/bath with glass screen, mains flow shower having a rainwater shower head and hand held shower, tiled splashbacks, low flush w.c., vanity wash hand basin with chrome mixer tap and tiled splashback, cupboard housing the Worcester Bosch combi boiler, anthracite wall mounted towel rail, tiled floor with underfloor heating, ceiling spotlights, loft access hatch and extractor.

Outside

To the front of the property there is a tarmacadam driveway providing off road parking for a couple of vehicles, external lighting and EV charging point.

To the rear there is a paved patio area, garden laid to lawn, double wooden gate to the front, brick built storage area with power and light. At the end of the garden there is a large summerhouse with decked seating area, raised beds with planting, wooden fence to the boundaries.

Council Tax

Derby Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 8mbps Superfast 51mbps

Ultrafast 5500mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	53	
(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		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.