

# Holbrook Road, Alvaston

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Offers in excess of  
**£240,000**



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This property at a glance:



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## Mikaela says:

"This home certainly has kerb appeal, tucked away at the end of a peaceful cul-de-sac, this bright and welcoming home features a double driveway and a practical integral garage.

You step inside to a spacious hallway offering access to a guest WC and a great thing about this home is that from the moment you step into the entrance hallway, you'll see how everything flows, each room is just a few steps away. The spacious living room sits at the front of the home, full of natural light and perfect for cosy evenings. Head to the back and you'll find the breakfast kitchen that looks out over the garden, complete with a breakfast bar (yes, morning coffee tastes better with a view). There's even a handy porch/utility space that leads straight outside.

Both bedrooms are generously sized doubles, and the modern shower room at the end of the hall adds a sleek, updated touch. Outside, the rear garden is a true highlight. Thoughtfully planted with mature shrubs and flowers, featuring a patio for entertaining and a separate lawn for relaxing. Not only that, its south facing so plenty of sun to be enjoyed! At the front, there's ample parking for three cars.

Located close to local amenities, schools, and transport links, this well-maintained bungalow is ready to move straight in to! It's also worth noting that the current owners have had extension plans drawn up which shows the great further potential of this home! (subject to council approval)" understairs storage. The front-facing dining room flows seamlessly into the living area and conservatory, allowing natural light to stream through from front to back. The conservatory is a fantastic addition to the downstairs space, opening out to a generous, East-facing garden that's beautifully maintained and perfect for enjoying the sun.

The breakfast kitchen, also positioned at the rear, provides ample storage and worktop space, complemented by a separate utility room with space for two washing appliances and additional storage. Side access to the garden is another bonus.

Upstairs, all bedrooms are well-proportioned, with the front bedroom boasting a charming nook ideal for a dressing area. The master bedroom benefits from an en-suite and fitted wardrobes, while the remaining rooms are served by a stylish family bathroom. This would make a lovely family home."

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## Did you spot...

This 2 bed bungalow has a lovely South facing garden



## A message from the seller:

"Welcome to our lovely bungalow we've had 8 happy years in our quiet south facing garden where we've enjoyed many family barbecues in the garden. We are close to shopping amenities (10 minute walk) we are only a 10 minute drive into the city centre or the local bus stop is just at the top of the drive running every 10 minutes it's so handy on a cold winter morning. Our next door neighbours are lovely friendly people".

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# Floor Plan

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## Ground Floor

Approx. 76.3 sq. metres (821.1 sq. feet)



Total area: approx. 76.3 sq. metres (821.1 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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## Key Features:

- TWO BEDROOM DETACHED BUNGALOW
- LOCATED ON THE SOUGHT-AFTER HOLBROOK ROAD
- EPC RATING D
- SPACIOUS BEDROOMS
- LARGE LIVING ROOM WITH BEAUTIFUL BAY WINDOW
- GENEROUS SOUTH FACING GARDEN



## About the area:

Alvaston is a popular suburb of Derby, with frequent and easy access into the City Centre through the local public transport links. Pride Park is in the vicinity of the area which has an array of shops, Pride Park Stadium and access to Derby Train Station. For travelling, within a 5 minute drive you are onto the A6, leading towards the A50, A52 and M1.



## Schools:

It is within walking distance to Lakeside Primary School as well as local amenities including Tesco Express, Aldi and other local convenience stores.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Mikaela** call **01332 30 30 30**

[Click here](#) to watch the property video



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