



**4 Bed House - Semi-Detached**  
**72 Bracknell Drive, Alvaston, Derby, DE24 0BS**  
**Offers In Excess Of £250,000 Freehold**  
**Approx 1205.57 sq ft**

 4  1  2  C

- Spacious 4-bedroom house
- Large 1,206 sq ft area
- Semi-detached family home
- Loft Room
- PRC Home
- Ideal for big families
- Located in Alvaston, Derby
- Close to local amenities
- Easy access to transport links
- Viewing highly recommended

Pre-cast reinforced concrete home (PRC) - non-standard construction.

Nestled in the desirable area of Alvaston, Derby, this charming semi-detached house on Bracknell Drive offers a perfect blend of space and comfort. With a generous 1,206 square feet of living space, this property is ideal for families seeking a welcoming home.

The house boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. The well-appointed kitchen is conveniently located, making meal preparation a delight. With four spacious bedrooms, there is plenty of room for everyone to enjoy their own private space. The bathroom is functional and well-maintained, catering to the needs of a busy household.

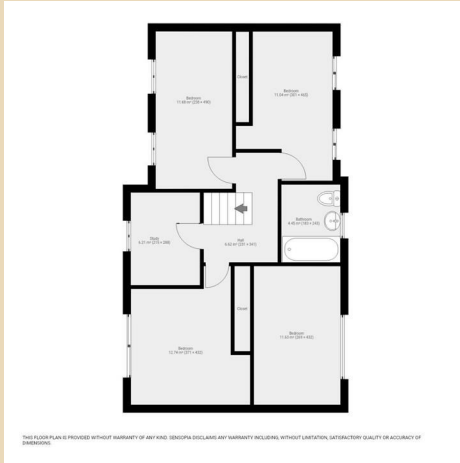
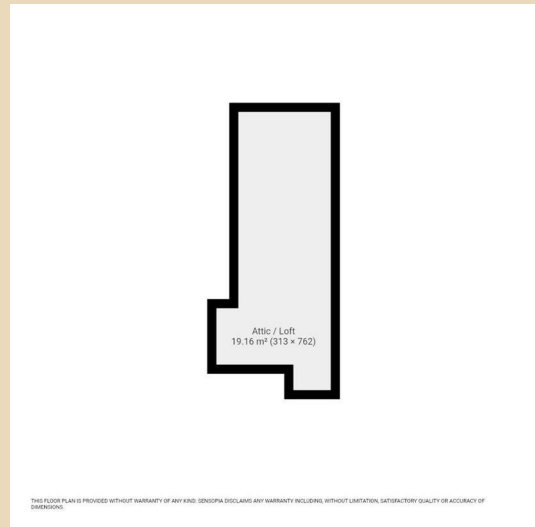
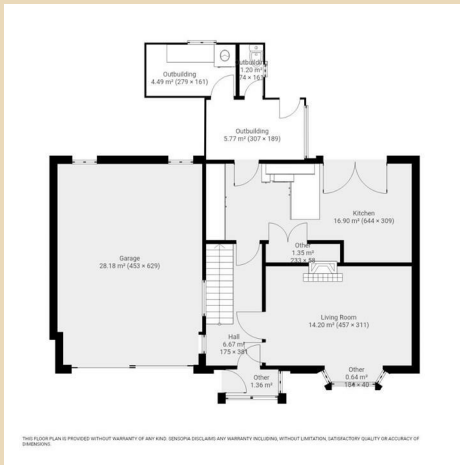
One of the standout features of this property is the loft conversion, which adds valuable extra living space that can be used as a study, playroom, or guest bedroom. The large corner plot enhances the outdoor appeal, offering a garden area that is perfect for children to play or for hosting summer barbecues.

Parking is made easy with a large driveway that accommodates one vehicle, along with a double roller door garage for additional storage or parking needs. This property is not only practical but also offers the potential for further enhancement, making it a fantastic investment opportunity.

In summary, this semi-detached house on Bracknell Drive is a wonderful family home that combines space, convenience, and potential in a sought-after location. Don't miss the chance to make this delightful property your own.



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| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            | <b>85</b> |
| (69-80) <b>C</b>                                   | <b>74</b>                  |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |



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