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Rosewood Cottage, Alvaston Street
Alvaston, Derby
Offers in excess of: £240,000



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BEAUTIFUL COTTAGE WITH DRIVEWAY & GENEROUS GARDENS - A truly charming double fronted three bedroom end terraced cottage, situated in the heart of Old Alvaston Village. This delightful cottage occupies a generous corner plot with delightful mature gardens and has been beautifully appointed throughout, offering a wealth of character features and period charm with the benefit of three reception rooms, three well proportioned bedrooms, spacious bathroom and a stunning contemporary shower room.

This delightful accommodation features: sitting room, dining room, stylish living room and a well appointed kitchen. Upstairs, the first floor landing leads to three well proportioned bedrooms and stunning contemporary shower room. The primary bedroom also has a beautifully appointed en-suite bathroom.

Outside, a particular feature of the property is the generous corner plot and mature gardens. The rear garden also includes two divided garden areas with well stocked borders and a variety of mature trees, shrubs and wildlife pond. The property also offers a gated driveway.





The Detail

This attractive double-fronted period cottage offers generous and thoughtfully arranged accommodation across two floors, occupying a spacious corner plot with mature gardens.

The ground floor is approached via a traditional composite entrance door with a double-glazed satin window above. This opens into a welcoming sitting room featuring a charming fireplace and built-in shelving. From here, there is access to the staircase leading to the first floor, as well as a traditional wood-panelled door opening into the dining room.

The dining room features parquet-effect flooring, a side window, an illuminated fireplace recess with quarry-tiled hearth, recessed storage, and doors leading to both the kitchen and the living room. The dual-aspect living room is filled with natural light and showcases exposed ceiling beams and oak-effect flooring.

The kitchen combines timeless Shaker-style cabinetry with wood block work surfaces, metro-tiled splashbacks, integrated appliances, a beamed ceiling, and dual-aspect windows offering pleasant views over the side and rear gardens.

Upstairs, the first-floor landing gives access to three well-proportioned bedrooms and a superb contemporary shower room, complete with engineered oak flooring, feature glazed ceramic tiling, and matte black fittings. The spacious principal bedroom also benefits from built-in storage and access to a generously sized, period-style bathroom suite.

Outside, one of the key features of this property is its generous corner plot with beautifully landscaped, mature gardens. The rear garden is divided into two areas, offering expansive lawns, well-stocked borders, a variety of mature trees and shrubs, and a wildlife pond.

The garden also features an aluminium framed greenhouse and a recently installed quality galvanised steel framed store measuring 7'10" x 7'0". The property also benefits from a gated driveway, accessed from Rosewood Close.







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The Location

The ever popular residential suburb of Alvaston, offers excellent access to local amenities, schools, and green spaces. The area benefits from good transport connections into Derby city centre and beyond, with nearby access to the A6, A52, and M1.

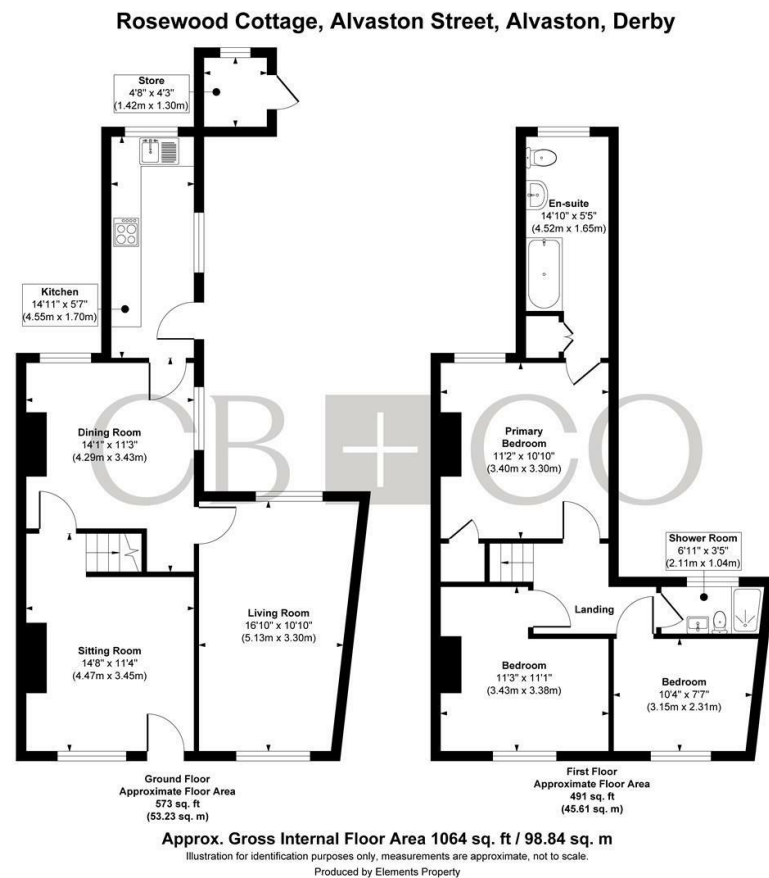
The beautiful Elvaston Castle Country Park and riverside pathways are within walking distance, providing opportunities for leisure and outdoor activities. Families will appreciate the proximity to well-regarded schools, and everyday conveniences such as shops, supermarkets, and cafés are just a short stroll away.

With excellent public transport links and major employers like Rolls-Royce and Pride Park nearby, this location is ideal for commuters and growing families alike.









The Particulars

- Beautiful Double Fronted End Terraced Cottage
- Wealth of Character & Charm with Many Period Features
- Ideal for First Time Buyer, Professional Couple or Family
- Sitting Room & Stylish Living Room
- Dining Room & Well Appointed Kitchen
- Three Well Proportioned Bedrooms & Spacious En-Suite Bathroom
- Stunning Contemporary Shower Room
- Generous Corner Plot, Driveway & Mature Landscaped Gardens
- Located Close to Excellent Local Shops & Amenities
- Easy Access to Elvaston Castle Country Park

Size

Approx 1064.00 sq ft

Energy Performance Certificate (EPC)

Rating E

Council Tax Band

B

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Let's *Talk*

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