



Holbrook Road
Alvaston Derby



Property Description

Ashley Adams are thrilled to bring to market this immaculately presented, 3 bedroom, semi-detached home in the highly regarded area of Alvaston. This fabulous home is ideally located within walking distance of schools at all levels, as well as local amenities, transport links and multiple Rolls Royce sites. The accommodation in brief comprises of; entrance hall, lounge/dining room, conservatory, kitchen, downstairs W.C., three first floor bedrooms and family bathroom. It also benefits from a private driveway and beautifully maintained, private rear garden. Viewing is highly recommended to truly appreciate the quality of property on offer here.

Entrance Hall

Accessed via UPVC double glazed front door. Having internal doors to all ground floor rooms and stairs rising to the first floor.

Lounge/Dining Room

17' 11" x 13' 7" (5.46m x 4.14m)
Having double glazed UPVC window to the front elevation and double glazed UPVC sliding doors to the conservatory. Radiator.

Conservatory

9' 2" x 13' 5" (2.79m x 4.09m)
Having tile to the floor and door to the rear garden.

Kitchen

12' x 10' 7" (3.66m x 3.23m)
Having a range of wall and base units with countertops over. Built in electric oven and second oven/grill, with gas hob and space and plumbing for all other appliances. Double glazed UPVC window to the rear elevation.

W.C.

Having W.C. and corner hand basin. Double glazed UPVC window to the front elevation. Radiator.

Bedroom One

10' x 13' 3" (3.05m x 4.04m)
Having built in wardrobes. Double glazed UPVC window to the rear elevation. Radiator.

Bedroom Two

10' 5" x 10' 10" (3.17m x 3.30m)
Double glazed UPVC window to the rear elevation. Radiator.

Bedroom Three

6' 9" x 10' 11" (2.06m x 3.33m)
Double glazed UPVC window to the front elevation. Radiator.

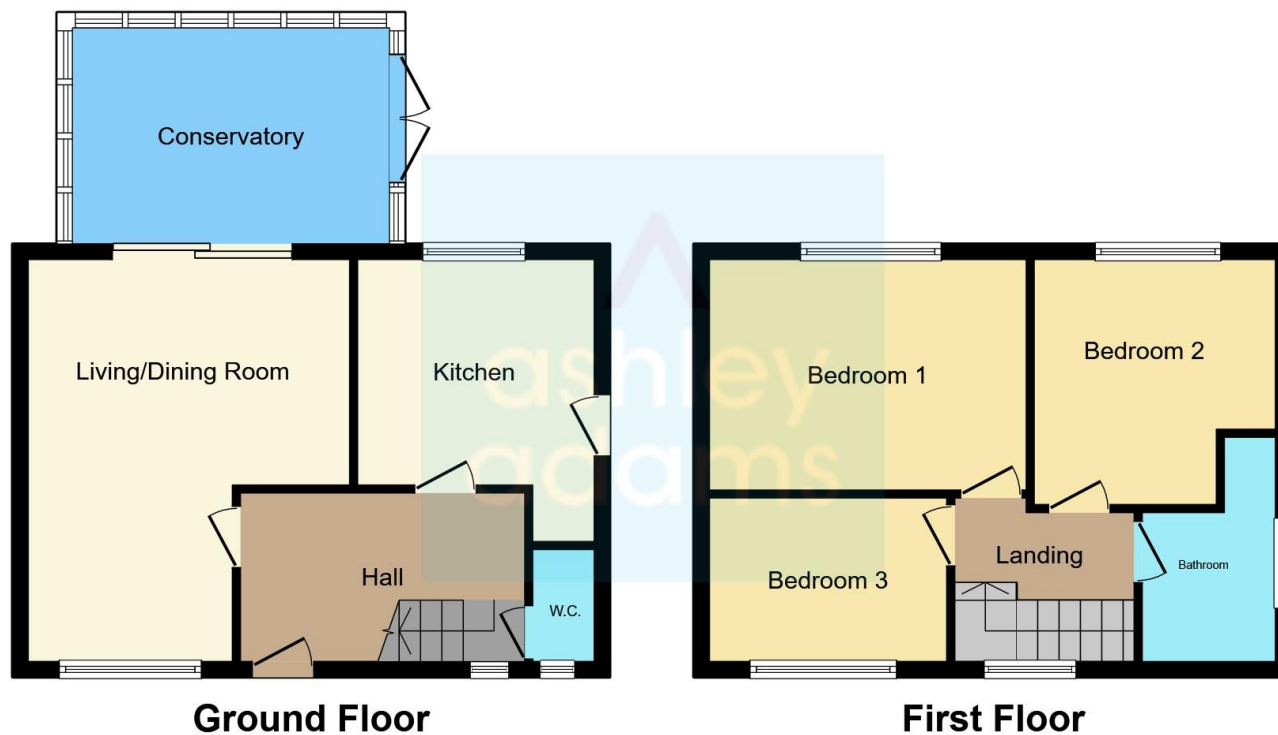
Bathroom

Having a three piece suite to include bath, hand basin and shower cubicle with showerhead over. Double glazed UPVC window to the side elevation.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: DER215156 - 0002

Tenure:Freehold EPC Rating: C Council Tax Band: A

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