

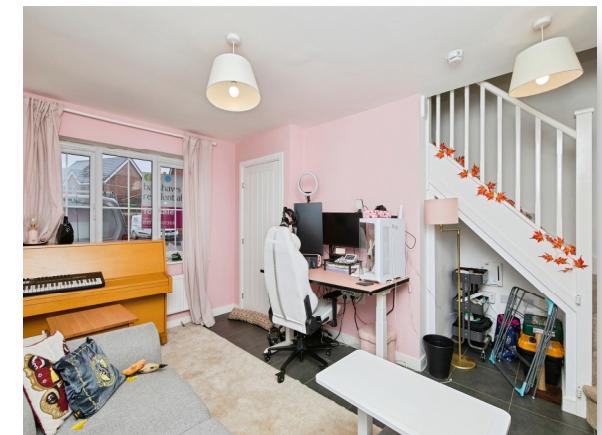


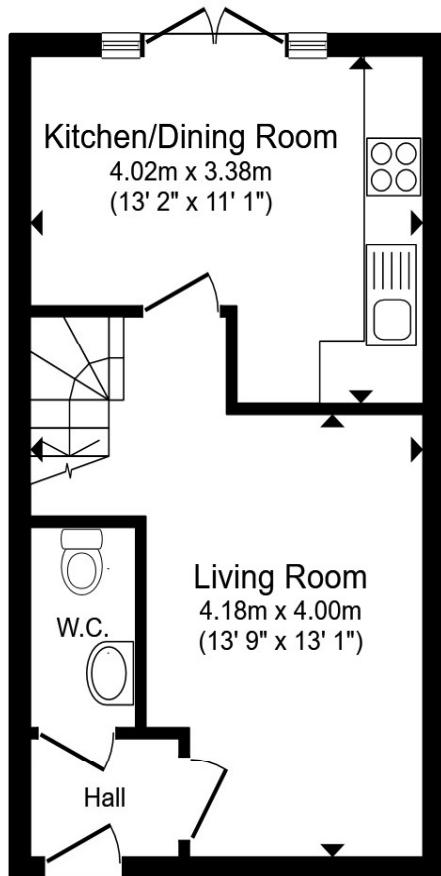
Plough Avenue, Alvaston, Derby, DE24 0DS

welcome to

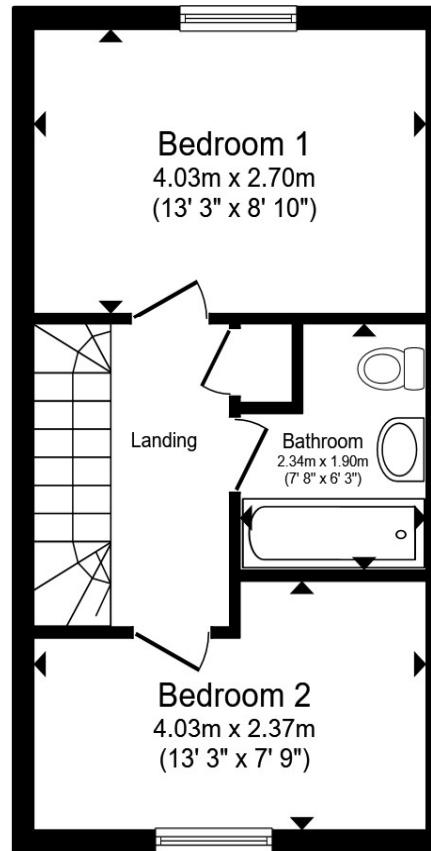
Plough Avenue, Alvaston, Derby

Modern two-bedroom semi-detached freehold home in Alvaston, Derby, featuring a bright living room, fully fitted kitchen/diner with patio doors to the garden, downstairs WC, two spacious bedrooms and a family bathroom. Close to shops, schools and major routes with easy access to Derby city centre.





Ground Floor



First Floor

Total floor area 60.9 m² (655 sq.ft.) approx

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.propertybox.io

Living Room

13' 9" MAX x 13' 1" MAX (4.19m MAX x 3.99m MAX)

Kitchen/ Diner

13' 2" MAX x 11' 1" MAX (4.01m MAX x 3.38m MAX)

Bedroom 1

13' 3" MAX x 8' 10" MAX (4.04m MAX x 2.69m MAX)

Bedroom 2

13' 3" MAX x 7' 9" MAX (4.04m MAX x 2.36m MAX)

Bathroom

7' 8" MAX x 6' 3" MAX (2.34m MAX x 1.91m MAX)

welcome to

Plough Avenue, Alvaston, Derby

- Modern two-bedroom semi-detached freehold home
- - Council Tax Band A
- Bright and spacious living room
- Fully fitted kitchen/diner with patio doors
- Private, low-maintenance rear garden
- Solar panels with 10 year warranty. EV Charger

Tenure: Freehold EPC Rating: B

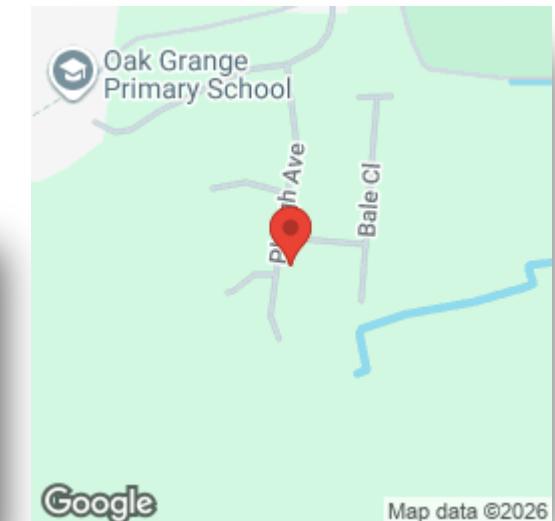
Council Tax Band: A

£170,000



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This modern two-bedroom semi-detached freehold home in Alvaston, Derby, offers stylish living in a convenient and well-connected location. The property features a bright and welcoming living room, leading to a fully fitted kitchen/diner with ample workspace and patio doors opening onto a private rear garden, creating an ideal setting for everyday living and entertaining. A useful downstairs WC adds to the practicality of the ground floor. Upstairs, two well-proportioned bedrooms provide comfortable accommodation, complemented by a contemporary family bathroom with a fitted suite and shower. This home benefits from external solar panels with a 10-year warranty and EV charger. The home is perfectly positioned close to local shops, schools and essential amenities, while excellent access to major road networks makes commuting simple. Derby city centre is just a short distance away, offering a wide range of retail, leisure and transport options. This move-in-ready property is an excellent choice for first-time buyers, downsizers or investors seeking a modern, low-maintenance home.



Google

Map data ©2026

Please note the marker reflects the postcode not the actual property



Property Ref:
DBY121555 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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