



**Plough Avenue, Alvaston, Derby, DE24 0DS**

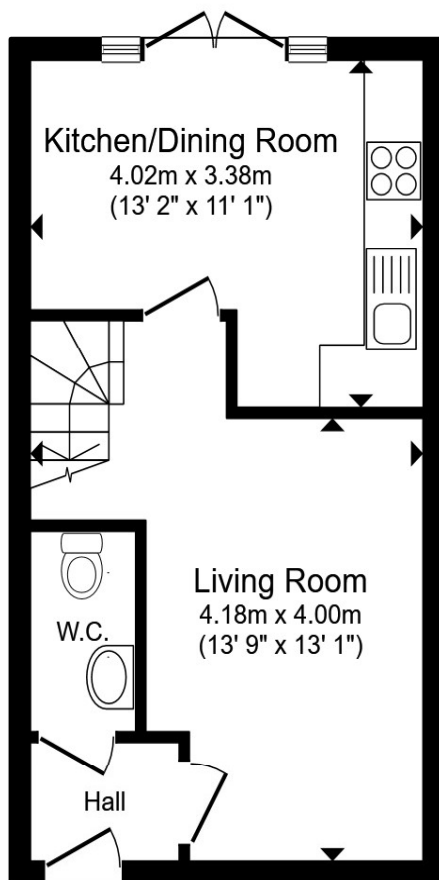


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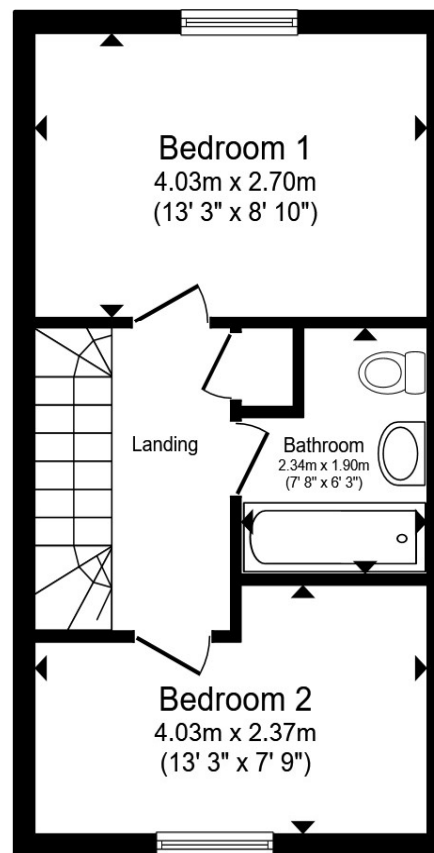
## **Plough Avenue, Alvaston, Derby**

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**

### **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 )

Total floor area 60.9 m<sup>2</sup> (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](http://www.propertybox.io)

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## 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**

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.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DBY121555 - 0003

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