FORUM CLOSE, ALVASTON, DERBY

OFFERS OVER £130,000

1 BEDROOM | 1 BATHROOM | 1 RECEPTION

WELCOME TO FORUM CLOSE

STYLISH ONE BEDROOM HOME - PERFECT FOR FIRST TIME BUYERS OR INVESTORS – This beautifully presented one-bedroom home offers modern living in a convenient and well-connected location, making it an excellent choice for first-time buyers, professionals or those seeking a ready-made buy-to-let investment. Thoughtfully maintained throughout, the property is ready to move straight into and provides bright, comfortable accommodation with a practical layout.

The lounge enjoys an abundance of natural light from the large front-facing window, creating a welcoming living space, while the recently fitted breakfast kitchen offers contemporary high-gloss units, excellent storage and a breakfast bar for informal dining. Upstairs, the generous double bedroom benefits from a large window and built-in wardrobe, with a well-appointed bathroom providing a modern three-piece suite.

With UPVC double glazing, gas central heating and excellent storage throughout, this attractive home combines comfort, practicality and low-maintenance living, all within easy reach of Rolls-Royce and the beautiful surroundings of Elvaston Park.

THE DETAIL

The Detail
Accessed via a UPVC entrance door with obscure glazed panels, the property opens into a welcoming entrance area leading directly into the lounge. The large front-facing window allows natural light to flood the room, creating a bright and inviting atmosphere, while the open staircase adds to the sense of space. A useful under-stairs recess provides practical storage for everyday household items.

Positioned at the rear, the recently fitted breakfast kitchen has been designed with both style and functionality in mind. Contemporary high-gloss wall and base units are complemented by tiled splashbacks and generous work surfaces, while the breakfast bar provides an ideal space for casual dining or enjoying a morning coffee. There is an electric cooker point, plumbing for a washing machine and a sink with drainer, together with a useful pantry that accommodates the fridge freezer and provides valuable additional storage.

The first-floor landing benefits from a built-in wardrobe with hanging rails, a further storage cupboard and access to the loft, ensuring there is plenty of space to keep the home organised. The generous double bedroom enjoys excellent natural light through the large front-facing window and includes a built-in wardrobe housing the gas central heating boiler. The bathroom is fitted with a modern three-piece suite comprising a bath

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with electric shower over, wash hand basin and WC.

The property also benefits from UPVC double glazing and gas central heating throughout, offering comfort, efficiency and low-maintenance living. Externally, there is the added advantage of an allocated parking space located to the rear of the property, providing convenient off-road parking. Combining modern presentation with practical features, this is a home ready to be enjoyed from day one.

Situated within a popular residential area, the property enjoys excellent access to Rolls-Royce, making it particularly appealing for professionals working locally. Elvaston Park is just a short distance away, providing beautiful open green spaces, woodland walks and scenic surroundings to enjoy throughout the year. A range of local shops, supermarkets, cafés and everyday amenities are all within easy reach, while excellent road links provide straightforward access into Derby city centre, the A50, A52 and surrounding areas, making this an exceptionally convenient place to call home.

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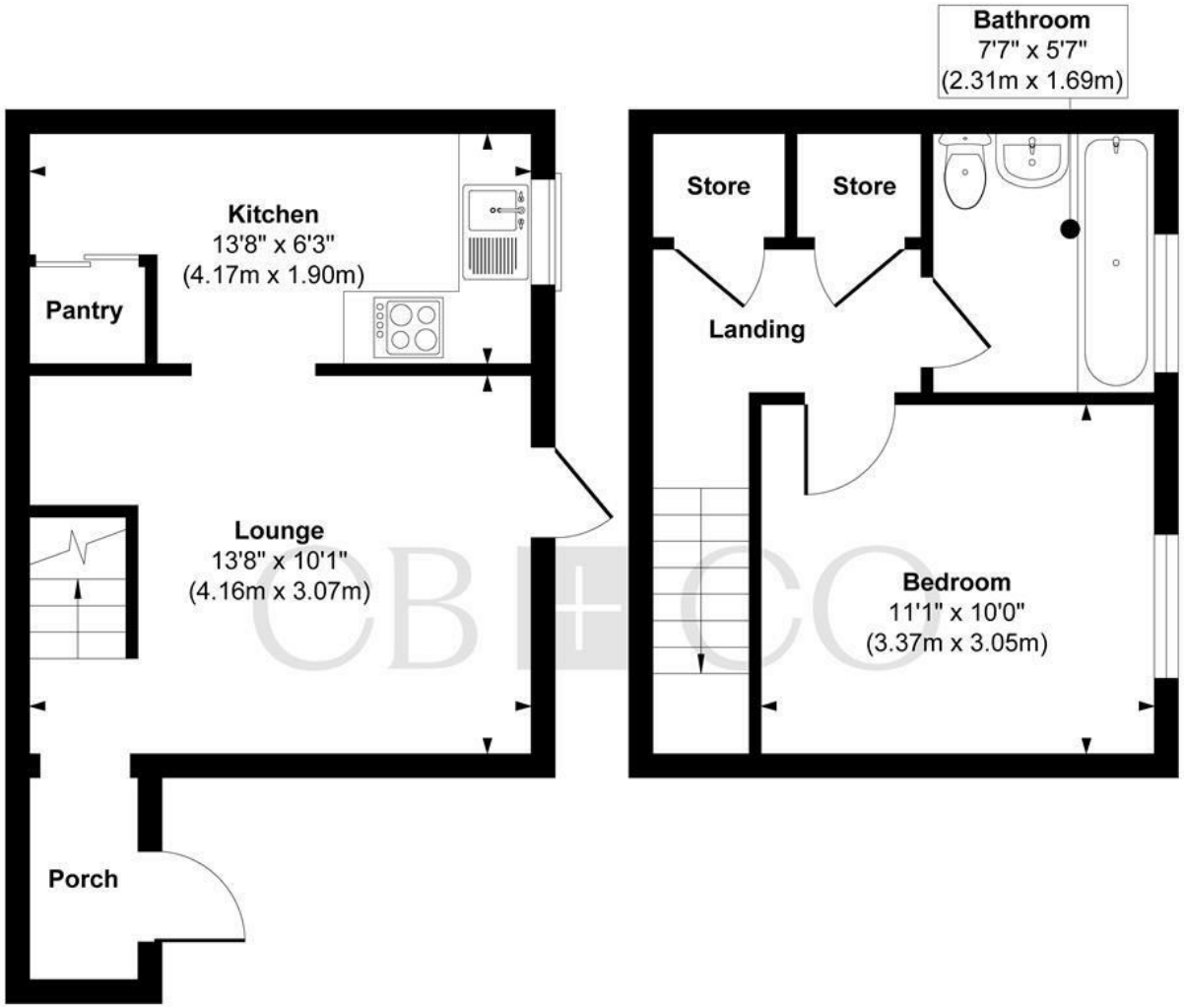
Forum Close



Ground Floor
Approximate Floor Area
249 sq. ft
(23.15 sq. m)

First Floor
Approximate Floor Area
230 sq. ft
(21.46 sq. m)

Approx. Gross Internal Floor Area 479 sq. ft / 44.61 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

sq ft

EPC RATING

D

COUNCIL TAX BAND

A

- Beautifully Presented One Bedroom Home
- Ideal For First Time Buyers, Excellent Buy To Let Investment
- Spacious Lounge With Large Front Facing Window
- Kitchen With Breakfast Bar Providing Dining Space
- Useful Pantry Storage
- Generous Double Bedroom With Built In Wardrobe
- Modern Three Piece Bathroom With Electric Shower
- Excellent Storage Throughout
- Close To Rolls Royce And Elvaston Park
- UPVC Double Glazing

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THE MILLS

First Floor
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Middle Mill
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MICKLEOVER

THE STUDIO

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