

## 12 Penzance Road, Alvaston, Derby, DE24 0NG

Offers Around £199,950

Freehold



- No Upper Chain
- Porch & Entrance Hall
- Lounge & Dining Kitchen
- Conservatory
- Three First Floor Bedrooms & Bathroom
- Low-Maintenance Rear Garden
- Good Size Driveway
- Planning Permission Granted for Two Storey Side Extension
- Close to Amenities
- IN NEED OF MODERNISATION





## Summary

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### IN NEED OF MODERNISATION

This is a three bedroom, semi-detached residence occupying a larger than average plot offering superb potential for an extension with planning permission already granted for a two storey extension.

The property is sold with the benefit of no upper chain and features a porch, entrance hall, lounge, dining kitchen, conservatory, three first floor bedrooms and a bathroom.

There is a private, low maintenance garden with good sized driveway extending to the front and side.

# F&C

### **The Location**

The property's location gives easy access to a range of amenities in Alvaston and Shelton Lock. There is a good range of schooling within easy reach and easy access to major employers. Nearby Elvaston Castle and Country Park offers some delightful walks.

### **Accommodation**

#### **Porch**

6'3" x 4'3" (1.92 x 1.31)

A UPVC double glazed entrance door provides access to porch with tiled floor, double glazed windows to front and double glazed doors to entrance hall.

#### **Entrance Hall**

13'4" x 5'9" (4.07 x 1.76)

Having a central heating radiator and staircase to first floor with understairs storage cupboard.

#### **Lounge**

13'4" x 12'7" (4.08 x 3.85)

Featuring a fireplace with decorative surround and gas fire, decorative coving and double glazed window to front.



## Dining Kitchen

18'10" x 9'4" (5.75 x 2.86)



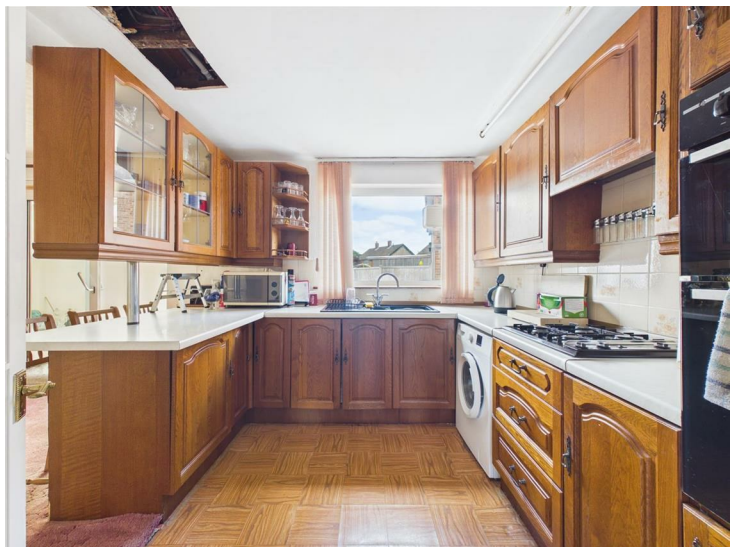
## Dining Area

With central heating radiator and sliding patio doors to conservatory.



## Kitchen Area

Comprising roll edge worktops with tiled surrounds, inset sink unit, fitted base cupboards, complementary wall mounted cupboards, four plate gas hob, double oven, appliance space suitable for washing machine, double glazed window to rear and open access to dining area.



### **Conservatory**

14'8" x 9'4" (4.49 x 2.85)

A good sized addition to the accommodation with double glazed windows and matching French doors to garden.



### **First Floor Landing**

8'5" x 6'0" (2.57 x 1.83)

With feature balustrade, airing cupboard, access to loft space and double glazed window to side.

### **Bedroom One**

11'11" x 10'8" (3.64 x 3.26)

Having a central heating radiator and double glazed window to front overlooking pleasant open green space.



### **Bedroom Two**

11'0" x 10'6" (3.37 x 3.22)

With central heating radiator and double glazed window to rear.



### **Bedroom Three**

8'9" x 7'10" (2.67 x 2.39)

Having a central heating radiator, storage cupboard and double glazed window to front.



### **Bathroom**

7'11" x 5'5" (2.42 x 1.67)

Partly tiled and appointed with a low flush WC, pedestal wash handbasin, bath, separate shower cubicle, central heating radiator and double glazed window to rear.



## Outside

The property occupies a good sized plot with potential to extend to the side, with permission granted for a two storey extension. This would create a new kitchen, utility and ground floor WC with further bedroom and en-suite to the first floor. In addition there would be an integral storage/outbuilding to the ground floor.

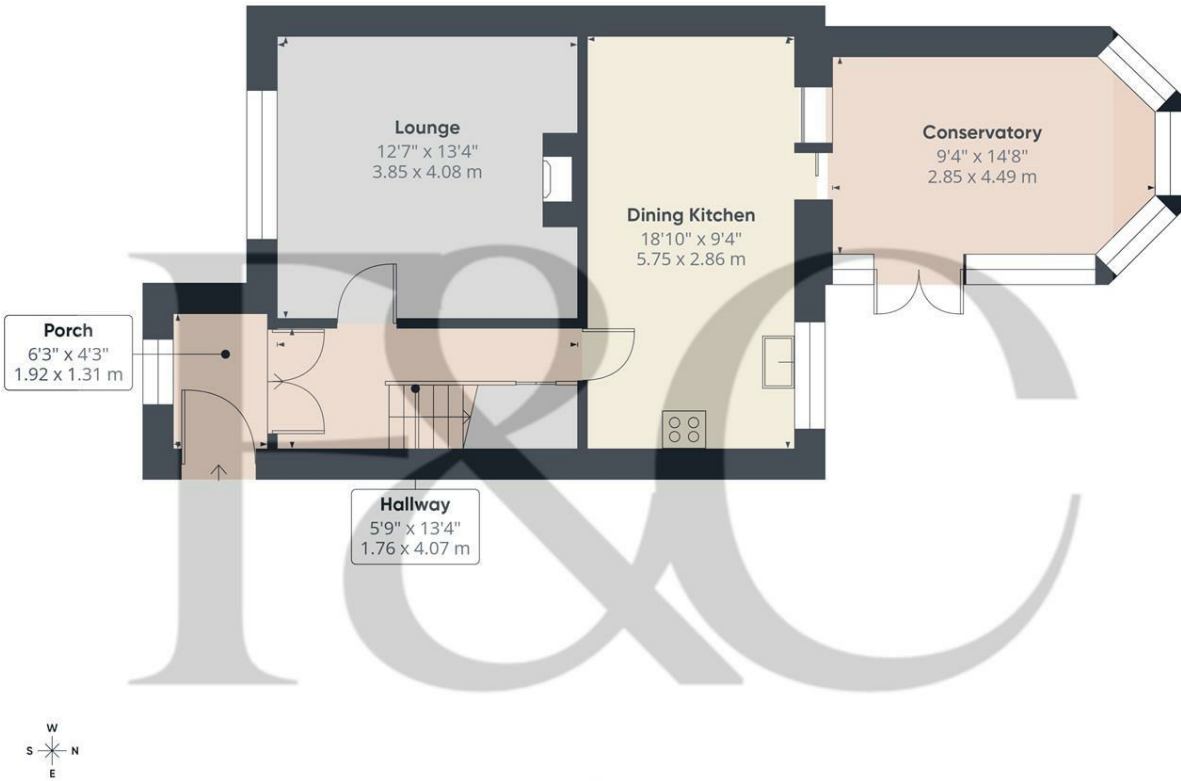
There is an L-shaped driveway providing ample off-road parking and a useful outbuilding.

To the rear of the property is a low maintenance, block paved garden offering a good degree of privacy and a useful outbuilding.



## Council Tax Band A

Please note: the property has the benefit of solar panels owned by A Shadergreen. We understand the new owner will receive some free electric as part of the agreement with the solar panel company. These details must be verified by a solicitor.



Floor 0

Approximate total area<sup>(1)</sup>  
588 ft<sup>2</sup>  
54.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area<sup>(1)</sup>  
398 ft<sup>2</sup>  
37 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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12 Penzance Road  
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Council Tax Band: A

Tenure: Freehold



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	