

Caroline Close

Alvaston, Derby, DE24 0QX

John German



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Guide Price £400,000 - £425,000

Occupying a secluded cul-de-sac setting, this substantial and thoughtfully extended detached home offers exceptional family living with a flexible 5/6-bedroom layout, generous open-plan entertaining space, beautifully proportioned rooms, ample parking, an integral garage and a generous rear garden.

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Caroline Close is just a short distance from the A6 and A50, and also has easy access to the A52 and access to the M1 so has excellent road links in and out of Derby. It also has a fantastic public footpath leading to Elvaston Castle so an ideal location for families with children and/or pets.

Entrance to the property is via the front porch which has a quarry tiled floor and hanging space for coats and room for shoe storage. A further entrance door opens into the main hallway, stairs lead off to the first floor and doors lead off the ground floor living spaces.

The ground floor guest WC is located off the hallway and has been refitted with a stylish two piece suite comprising vanity wash basin with storage beneath and a low flush WC, complementary tiling to half wall height and a window to the side. Glazed oak bi-fold doors open into a lovely main living room, this handsome room has a bow window overlooking the front aspect and a feature fireplace with a glamorous, brushed chrome surround and a cast-iron open grate.

The open plan living dining kitchen is a spectacular space for entertaining and family living with plenty of room for a large dining table and chairs as well as soft furnishings. Windows, sky lights and French doors fill the space with natural light, creating that essential connection to the outdoors. The kitchen area is fitted with an extensive range of contemporary cabinets with high gloss handle-less doors, complemented by beautifully marbled granite worktop with matching upstands, tiled splashbacks, one and a half bowl sink unit with hose style mixer tap, under unit lighting, eye level oven, induction hob with extractor hood over. Spaces have been left for a full range of additional appliances.

The utility room is off the kitchen and is fitted with a range of base and eye level units leaving space for a washing machine and tumble dryer, roll edge work surfaces, inset one and a half bowl sink and tiled splashbacks, window and entrance door to the garden and an internal door leads to what is currently being used as a ground floor bedroom but would make a great playroom or home office.

On the first floor, an "L" shaped landing has a window to the side and doors leading off to the bedrooms and family shower room. The master bedroom is a generously proportioned room with plenty of wardrobe space and an en-suite bathroom with panelled bath with shower over and glass screen, low flush WC and vanity wash basin with storage beneath, window to the rear, extensive tiling.

The family shower room has been refitted with a double shower enclosure, low flush WC and a vanity wash basin with storage beneath, extensive tiling and a window to the side.

Bedroom two (formally the master bedroom) is a generous double room with fitted wardrobes and there are three further well proportioned bedrooms.

Outside the property is tucked away at the head of the cul-de-sac behind a wide driveway providing extensive parking with a gravelled bed to the side with raised planters. Gated access along the side of the property provides access to the rear garden. The pathway to Elvaston castle runs along the side of the property which is a really lovely feature of this location.

The rear garden is part way through being relandscaped and is partly laid to lawn with gravelled beds and raised planters, newly installed modern slatted fencing and an oak built Gazebo. Adjacent to the house is a raised decked seating area.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derby City Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/29072026

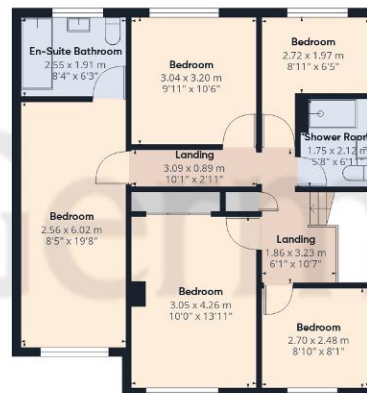






Ground Floor

Approximate total area⁽¹⁾
172.5 m²
1855 ft²



Floor 1



(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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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