



117 Alvaston Street, Alvaston, DE24 0PA

£265,000



## Key Features

- Detached Family Home
- Three Bedrooms
- Large Private Rear Garden
- Garage, Workshop & Shed
- Modern Family Shower Room
- Stylish Kitchen
- EPC rating D
- Freehold





A well-presented and thoughtfully maintained home, offering bright and spacious accommodation throughout, ideal for first-time buyers, families and those looking to downsize.

The property is entered via an entrance porch, providing useful storage, leading into a welcoming hallway. To the front, the lounge is a well-proportioned and inviting space, filled with natural light and featuring an electric fire as a cosy focal point. This flows through to a separate dining room, creating a sociable layout ideal for both everyday living and entertaining.



The dining room provides access to the kitchen and conservatory. The kitchen is well arranged with a range of units and workspace, while the conservatory offers an additional reception area overlooking the garden. Both benefit from doors leading out to the rear patio, enhancing indoor-outdoor living.

Upstairs, there are three bedrooms. The principal bedroom is a generous double, with a further good-sized second bedroom and a versatile third, ideal as a nursery, home office or dressing room. The accommodation is completed by a modern shower room fitted with a contemporary suite and neutral tiling.

Externally, the property offers a patio seating area leading onto the main garden, providing a pleasant and usable outdoor space. There is also a garage, shed and a substantial workshop measuring approximately 6.76m x 2.91m, all benefiting from power and lighting, offering excellent additional storage or workspace.



Further benefits include replacement double glazing (2019), a Hive smart heating system with TRVs, and a Ring alarm system.

### Front External

The property is set back from the road, benefiting from a generous frontage with a driveway providing ample off-road parking. The approach creates a welcoming first impression, with access leading to the entrance porch and garage, adding both practicality and convenience for everyday living.

### Porch 1.25m x 2.28m (4'1" x 7'6")

A practical entrance porch providing useful storage for coats and shoes, keeping the main living space clutter-free.

### Entrance Hall 3.86m x 1.23m (12'8" x 4'0")

A welcoming hallway giving access to the main living accommodation, with stairs rising to the first floor.

### Lounge 3.86m x 4.28m (12'8" x 14'0")

Positioned to the front of the property, this bright and comfortable living space features an electric fire, creating a cosy focal point. A well-proportioned room ideal for relaxing.

### Dining Room 2.73m x 2.69m (9'0" x 8'10")

Located to the rear, the dining room provides a great space for family meals and entertaining, with a natural flow through to both the kitchen and conservatory.

### Kitchen 2.88m x 2.45m (9'5" x 8'0")

Fitted with a range of units offering good storage and worktop space, with a door leading directly out to the





patio area and garden. A storage cupboard houses the boiler that was fitted in 2019.

**Conservatory 3.35m x 3.07m (11'0" x 10'1")**

A versatile additional reception space overlooking the garden, perfect as a second sitting area or dining space, with direct access out to the patio.

**Landing 2.12m x 2.98m (7'0" x 9'10")**

A bright and well-proportioned landing providing access to all three bedrooms and the shower room. There is loft access, with the loft benefiting from lighting and a storage cupboard.

**Bedroom One 3.95m x 3.08m (13'0" x 10'1")**

A spacious double bedroom, well presented and offering plenty of room for freestanding furniture.

**Bedroom Two 3.27m x 3.08m (10'8" x 10'1")**

A further good-sized double bedroom, ideal for guests or family overlooking the rear garden.

**Bedroom Three 2.13m x 2.32m (7'0" x 7'7")**

A well-proportioned third bedroom, perfect as a nursery, home office or dressing room.

**Shower Room 1.81m x 2.1m (5'11" x 6'11")**

A modern shower room fitted with a contemporary suite including a shower enclosure, wash hand basin and WC.



There is a heated towel rail and light up mirrored cupboard.

## Rear Garden

Externally, the property continues to impress with a patio seating area directly accessed from both the kitchen and conservatory, creating an ideal space for outdoor dining and entertaining. The patio leads onto the main garden, which provides a pleasant and usable outdoor space for a variety of needs.

The garden also benefits from a range of useful outbuildings, including a garage, shed, greenhouse and a substantial workshop. The workshop measures approximately 6.76m x 2.91m and benefits from both power and lighting, making it ideal for hobbies, storage or potential workspace. The garage also benefits from power and lighting, adding further practicality.

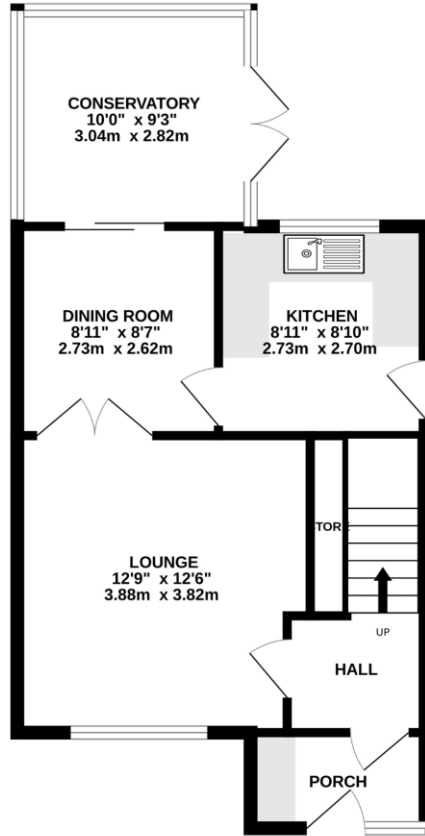
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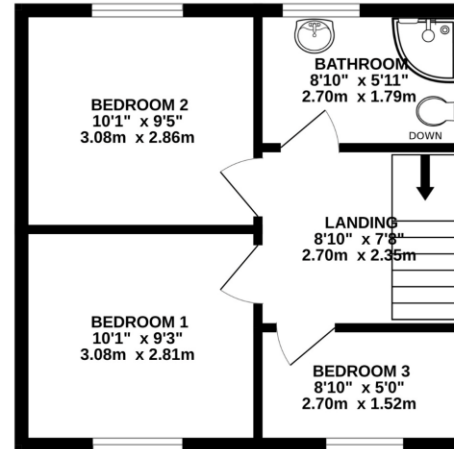




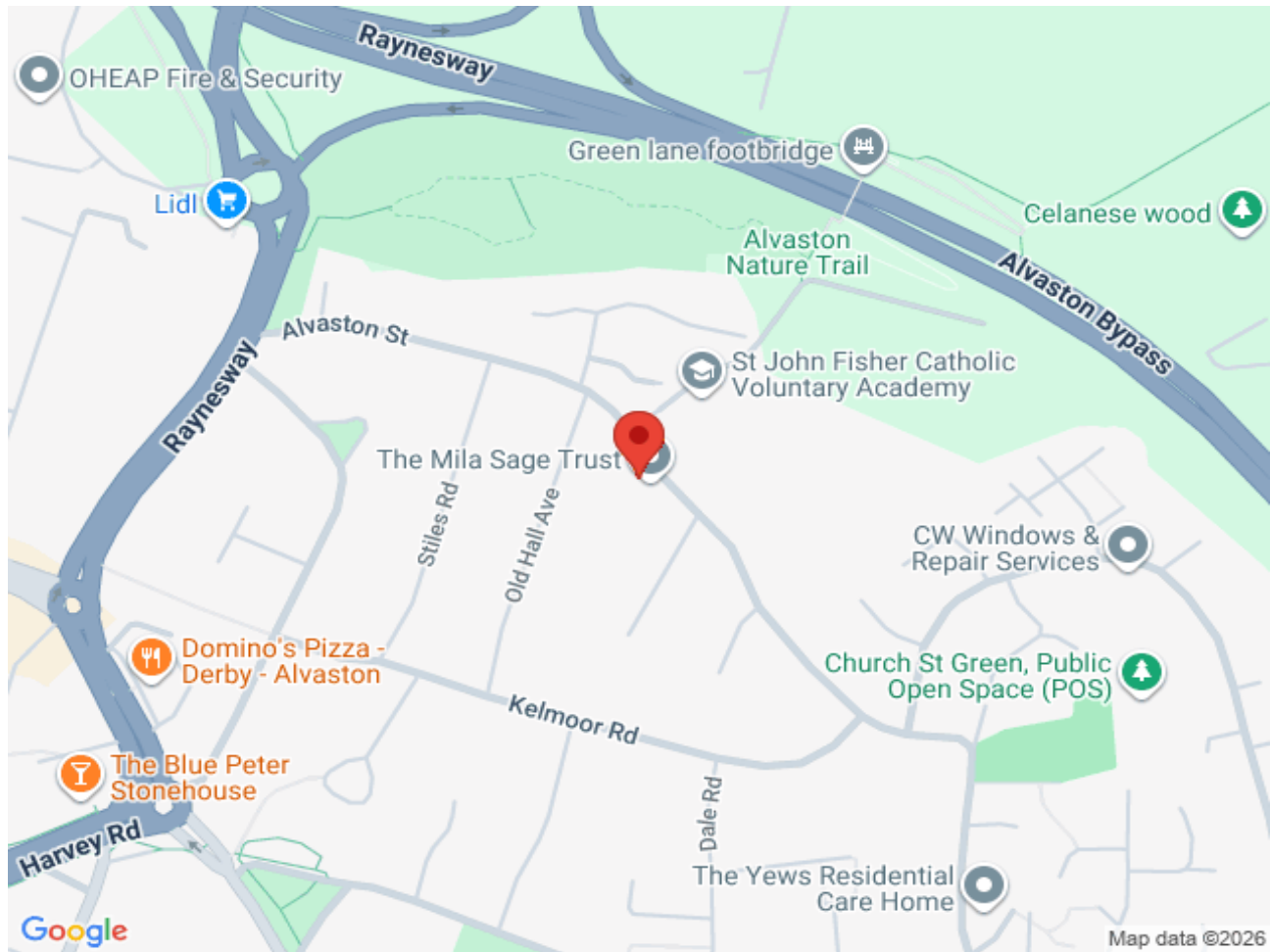
GROUND FLOOR



1ST FLOOR



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