

## 68 Beech Avenue, Alvaston, Derby, DE24 0DZ

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£220,000

Freehold

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- Good Sized Driveway & Low Maintenance Garden
- Double Glazed & Gas Central Heated
- Entrance Hall
- Open Plan Living Space with Lounge & Dining Kitchen
- Three First Floor Bedrooms
- Bathroom
- Highly Convenient Location
- Close to a Fabulous Range of Amenities
- Close to Excellent Transport Links
- Nearby Places of Interest & Countryside Walks





## Summary

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This is a three bedroom, semi-detached, bay fronted residence occupying a highly convenient location close to the centre of Alvaston and a fabulous range of shops.

The property is double glazed and gas central heated and comprises entrance hall, open plan living space with dining kitchen and a good sized lounge. The first floor landing leads to three bedrooms and a bathroom.

To the rear of the property is a great sized, low maintenance garden and there is an extensive driveway to the front.

# F&C

## The Location

The property is located a short distance from a full parade of shops offering a varied selection of amenities, a regular bus service, schooling at all levels and excellent transport links along Raynesway and to the A50. There is also easy access to Elvaston Castle and Country Park and East Midlands airport.

## Accommodation

### Ground Floor

#### Entrance Hall

14'0" x 5'11" (4.28 x 1.82)

A UPVC entrance door with double glazed sidelight provides access to hallway with central heating radiator, understairs storage cupboard and staircase to first floor.

#### Lounge

24'3" x 10'10" (7.41 x 3.32)

With chimney breast ideal for a flat screen TV, fitted storage cupboard, central heating radiator, double glazed window to front and open access to dining area.



#### Dining Area

Having a central heating radiator and double glazed French door to garden.



## Kitchen

7'9" x 5'10" (2.37 x 1.79)

Comprising woodblock effect preparation surfaces with tiled surrounds, inset sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, four plate gas hob with extractor hood over, appliance space suitable for dishwasher, washing machine and American style fridge freezer (in dining area), wall mounted boiler and double glazed window to rear.



## First Floor Landing

6'9" x 2'9" (2.07 x 0.84)

A semi-galleried landing with doors leading to bedrooms.

### **Bedroom One**

11'2" x 10'11" (3.41 x 3.35)

With central heating radiator and double glazed window to front.



### **Bedroom Two**

11'1" x 10'10" (3.38 x 3.31)

Having a central heating radiator and double glazed window to rear.



### **Bedroom Three**

7'0" x 6'0" (2.15 x 1.84)

With central heating radiator and double glazed window to front.

### **Bathroom**

7'8" x 5'11" (2.35 x 1.81)

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



## Outside

The property is set back behind a good sized driveway providing ample off-road parking and a drive to the side. To the rear of the property is a larger than average, enclosed garden with artificial lawn, patio area and useful storage building.



**Council Tax Band B**



Floor 0

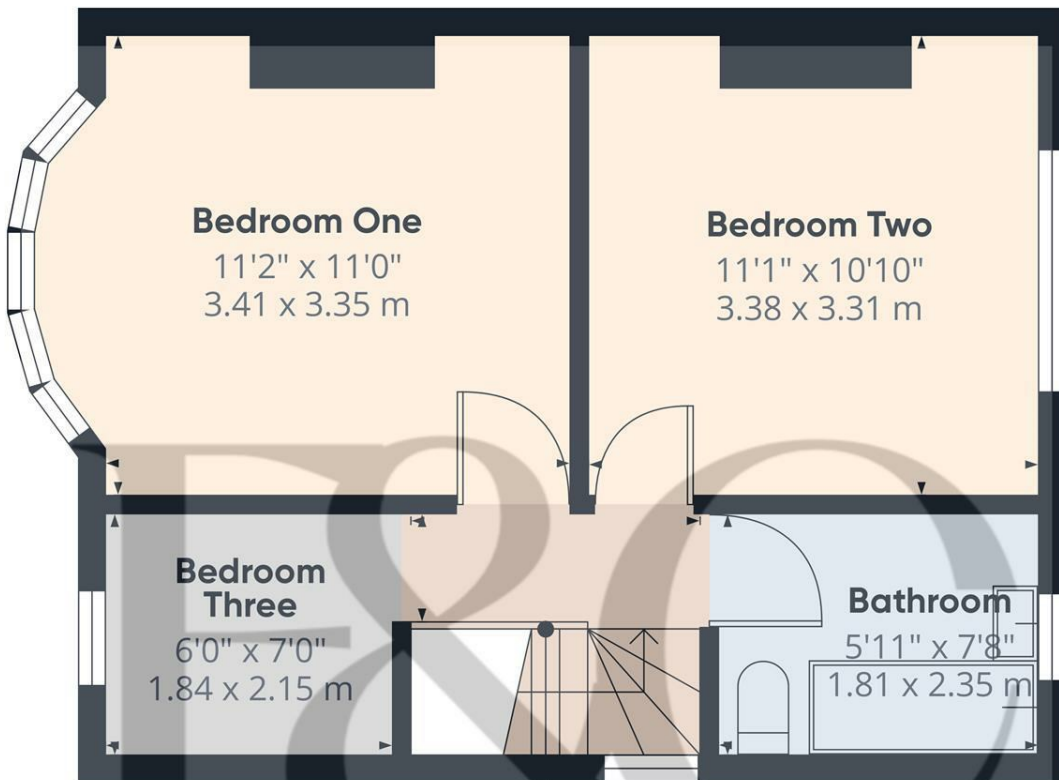
Approximate total area<sup>(1)</sup>

382 ft<sup>2</sup>  
35.5 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>

358 ft<sup>2</sup>  
33.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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Alvaston  
Derby  
DE24 0DZ

Council Tax Band: B  
Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	