

REDUCED

£435,000 Freehold



**37 Garth Crescent, Alvaston,  
Derby. DE24 0GX**



## ABOUT THE PROPERTY

Derbyshire Properties are pleased to present this highly impressive property requiring a full detailed viewing to appreciate the extent of accommodation on offer. This re-developed home now features four double bedrooms (two on the ground floor, two on the first floor) three of which with beautifully appointed en-suite bathrooms, a large dining kitchen with island, two sitting rooms and conservatory.

## FEATURES

- Superb Extended Detached Family Home
- Driveway for 5 Cars
- Cloakroom & Sunroom
- Three Bathrooms
- Private Landscaped Garden With Superb Outbuilding
- Quiet Cul-de-Sac
- Ideal Family Purchase
- COUNCIL TAX BAND C



## ROOM DESCRIPTIONS

### Entrance Hall

Having radiator, stairs to first floor (with under stairs storage/snug area) and doors off to all ground floor rooms.

### Lounge

With two skylights, feature electric fire with surround, carpeted floor and radiator.

### Kitchen

Fitted with a range of wall and base units with newly fitted work surfaces over, integrated fridge/freezer, double oven, washer/dryer and gas hob with extractor over.

There is also a breakfast bar, island, radiator and UPVC double glazed window and door to rear.

### Sun Room

Tiled flooring, radiator, electric fire and doors out to rear garden.

### Cloakroom

With low level w.c, wash hand basin with vanity unit and radiator.

### Bedroom 2

With carpeted floor, radiator, UPVC double glazed window to rear and door to en-suite.

### En-Suite

With low level w.c, wash hand basin with vanity unit, multi-jet shower and radiator.

### Bedroom 4

With radiator and UPVC double glazed bay window to front.

### Bedroom 5

With radiator, UPVC double glazed bay window to front and door to en-suite.

### En-Suite

With low level w.c, wash hand basin, shower, UPVC double glazed obscure window to front and radiator.

### First Floor

### Landing

With Velux window to rear and doors off to all first floor rooms.

### Bedroom 1

With radiator, two Velux windows to front and door to en-suite.

### En-Suite

With low level w,c, wash hand basin, bath with shower over, heated towel rail and Velux window to rear.

### Bedroom 3

With radiator and Velux window to rear.

### Dressing Room

With hanging rails.

### Outside

To the front of the property is a large driveway for a large number of cars.

To the rear of the property is a pleasant private garden with Wooden Pergola with patio area under, lawned area and wooden storage areas.



# FLOORPLAN



# EPC

