

Stocker Avenue, Alvaston, Derby. DE24 0QS

£230,000 Freehold

FOR SALE



DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this spacious and well presented three bedroom semi detached house located in quiet residential location. The property briefly comprises of:- entrance hall, open -plan living/kitchen diner, play-room/study and integral garage. To the first floor a landing provides access to all three bedrooms and beautiful family bathroom. Externally the property offers street parking to the front elevation with attached garage. The rear garden offers a patio and lawn is enclosed on all sides. We believe the property will ideally suit first time buyers and young families and an early internal inspection should be undertaken to avoid disappointment.

FEATURES

- Spacious Semi Detached Home
- 3 Bedrooms
- Open-Plan Living/Kitchen
- Study/Playroom
- Driveway & Garage
- Superb Bathroom (3 Months Old)
- Landscaped Gardens
- Quiet Cul De Sac Position
- Ideal For Families & Young Professionals
- COUNCIL TAX BAND B



ROOM DESCRIPTIONS

Entrance

Enter via composite door from the front elevation, wall mounted radiator, coat storage and internal door leads to:-

Open-Plan Living Kitchen/Diner

7.61m x 4.39m (25' 0" x 14' 5") Living area with double glazed window to the front elevation, wall mounted radiator, wood effect laminate floor covering, carpeted staircase to 1st floor landing, TV point and feature fireplace with inset electric fire.

Kitchen/dining area - comprising of range of wall base mounted units with modern flat edged worksurface incorporating a single stainless steel sink drainer unit with mixer taps and tiled splashback's. Undercounter space and plumbing for washing machine, integrated dishwasher, integrated electric oven, 4 ring gas hob with stainless steel extra extractor canopy over. Dividing the living space and kitchen is an attached island with integrated fridge and seating space. Additional wall mounted radiator, wood effect laminate floor covering, two double glazed windows to the rear elevation and archway provide access to:-

Play/Dining Area

2.16m x 2.14m (7' 1" x 7' 0") With a continuation of the floor covering from the kitchen and living areas, wall mounted radiator and double glazed French doors provide access to the rear garden. Additional internal door provides access to the attached garage.

First Floor

Landing

Accessed by the main entrance hallway with double glazed obscured window to the side elevation, ceiling mounted loft access point and internal doors access accessing all bedrooms and bathroom.

Bedroom 1

4.08m x 2.41m (13' 5" x 7' 11") With double glazed window to the front elevation, wall mounted radiator, TV point and space for bedroom furniture.

Bedroom 2

3.38m x 2.43m (11' 1" x 8' 0") Double glazed window to the rear elevation, wall mounted radiator and shelving.

Bedroom 3

2.22m x 1.9m (7' 3" x 6' 3") Double glazed window to the front elevation, wall mounted radiator and wall mounted shelving.

Newly Fitted Bathroom

1.86m x 1.66m (6' 1" x 5' 5") This beautifully fitted bathroom suite is only approximately only three months old and comprises of a low-level WC, vanity unit with inset sink and space-saver bath with mains fed shower attachment over with complimentary glass shower screen. Fully tiling walls, double glazed obscured window, electrical shaver point, half wall wood panelling, wall mounted heated towel rail, spotlights and extractor fan to ceiling.

External

Outside

To the front elevation is a double width block paved driveway that provide parking for two vehicles and provide access to an attached garage with up and over door light and power. The garage also offers access via internal door to the playroom/study located to the rear.

The rear garden offers a full with paved patio, lawn, path, stocked flowerbeds, secondary patio that are all enclosed by timber fenced boundaries .

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

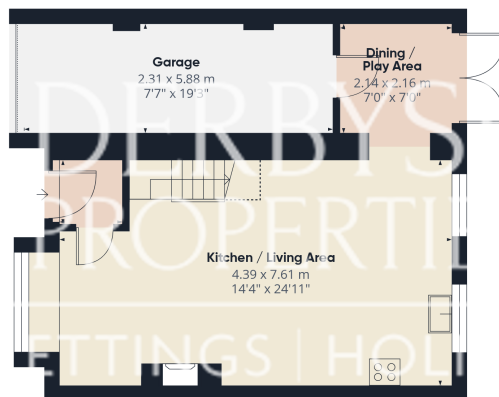
4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

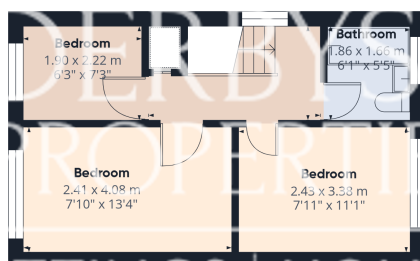
6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



FLOORPLAN & EPC



Ground Floor



Floor 1

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Approximate total area⁽¹⁾81.6 m²876 ft²

Reduced headroom

 1 m^2 11 ft²

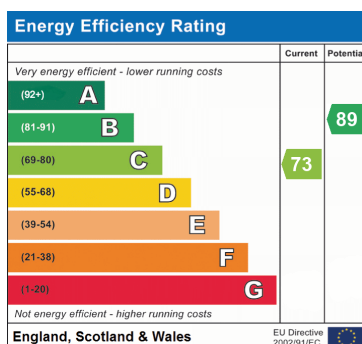
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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