



9 Dentdale Court, Hodge Beck Close, Alvaston, Derby, DE24 0RE

£169,950



Impressively spacious three bedroom mid-townhouse with conservatory, garden and pleasant frontage located in this ever popular location. No Chain.



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DIRECTIONS

From Derby city centre take the road to Alvaston. At the island by the Blue Peter pub turn on to the A6 (Shardlow) and immediately turn left on to Elvaston Lane. Turn right at the roundabout onto Keldholme Lane. The property can be found just off the car park area on the second turning on the left Hodge Beck Close. The property is opposite the green area.

Internally, the gas centrally heated and UPVC double glazed accommodation which is neutrally decorated, comprises an enclosed entrance porch, hallway, open plan dining kitchen, rear conservatory and lounge. To the first floor are three well proportioned bedrooms and bathroom with shower over.

Externally, the property has a front garden and overlooks a pedestrianised frontage with communal lawn and gardens. There is a residents car park nearby. To the rear of the property is an enclosed low maintenance garden with store shed and gated access onto Keldholme Lane.

The property is located close to a local shopping area and also to the main suburb centre with a comprehensive array of amenities and facilities. The Ascot Drive, Raynesway and Pride Park areas of Derby as well as the city centre are all within easy reach. There is ease of access to the A50 and East Midlands airport. Alvaston has a frequent public transport service.

ACCOMMODATION

ENTRANCE HALLWAY

With laminate flooring, full height storage cupboard, stairs to first floor and doors to lounge and kitchen. The landing has two cupboards, one of which houses the combi boiler.

LOUNGE

11'10" x 11'17" (3.61m x 3.35m)

Window to front elevation overlooking the green, radiator and Adams Style fireplace with electric inset fire. Door to breakfast kitchen.

DINING KITCHEN

KITCHEN AREA

8'4" x 7'9" (2.54m x 2.36m)

The kitchen is appointed with a range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces, tiled splashback, sink and drainer, integrated electric oven, hob with extractor fan over, space for other appliances, open plan access into:

DINING AREA

11'4" x 9'9" (3.45m x 2.97m)

Ample space for a dining table and chairs, access into conservatory. Radiator.

CONSERVATORY

9'3" x 7'5" (2.82m x 2.26m)

With ceramic tiles to floor and door to rear garden.

BEDROOM ONE

13'5 x 8'9 (4.09m x 2.67m)

UPVC double glazed window to the front elevation overlooking the pleasant frontage, radiator.

BEDROOM TWO

11'0 x 9'8 (3.35m x 2.95m)

UPVC double glazed window to the rear elevation, radiator.

BEDROOM THREE

6'5 x 6'5 (1.96m x 1.96m)

UPVC double glazed window to the front elevation, built in cupboard, radiator.

BATHROOM

8'6 x 5'7 (2.59m x 1.70m)

With white suite comprising low level WC, pedestal wash basin and bath with shower over, vinyl flooring, radiator.

EXTERNALLY

The property is accessed either through the rear garden off Keldholme Lane or off Hodge Beck Close. There is a parking area which provides pedestrian access to the green where the front door to the property can be found. There is on street parking to the rear of the property.





Road Map



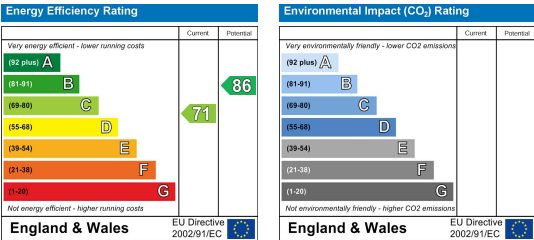
Floor Plan



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk