



28 Farm Drive, Alvaston, Derby, DE24 0HB

£184,950



A classic three bedroom semi-detached family home on a pleasant residential street requiring general upgrading, no chain.



28 Farm Drive, Alvaston, Derby, DE24 0HB

£184,950



DIRECTIONS

The property is best approached from Shardlow Road turning onto Field Lane, continue to the junction proceeding straight over, taking the second right onto Farm Drive where the subject property will be found a short distance on the right.

The property does benefit from gas central heating and a modern combination boiler along with UPVC double glazed windows and doors. The current accommodation comprises, entrance hallway with understairs WC, open plan lounge and dining room, kitchen, three first floor bedrooms and bathroom.

Externally, there is a driveway to the front and side. To the rear is a long lawned garden with patio and garage.

The property is located close to all local shopping facilities, schools, popular public houses and parks in this popular residential location.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

Main UPVC double glazed front door with side windows, laminate flooring, stairs to first floor.

CLOAKROOM WC

With low level WC and wash basin, UPVC double glazed window.

KITCHEN

9'10" x 6'5" (3.00m x 1.96m)

With a range of units, work surfaces, stainless steel sink and drainer, space for all appliances, UPVC double glazed window and door to garden, radiator.

OPEN PLAN LOUNGE DINING ROOM

27'6" into bay x 10'6" (8.38m into bay x 3.20m)

UPVC double glazed bay window to front and UPVC double glazed window to rear elevation, two central heating radiators, media connections and plentiful space for lounge and dining furniture.

FIRST FLOOR

LANDING

BEDROOM ONE

14' into bay x 10'6" (4.27m into bay x 3.20m)

A spacious bedroom with UPVC double glazed window to the front elevation, feature fireplace, radiator.

BEDROOM TWO

13'5" x 10'6" (4.09m x 3.20m)

A second spacious bedroom with rear facing UPVC double glazed window, feature fireplace and radiator.

BEDROOM THREE

8'6" x 6'5" (2.59m x 1.96m)

UPVC double glazed window to front elevation, radiator.

BATHROOM

8'7" x 6'4" (2.62m x 1.93m)

White suite comprising a panelled bath with an electric shower over, wash basin and WC, UPVC double glazed window, built-in cupboard housing modern combination boiler, radiator.

OUTSIDE

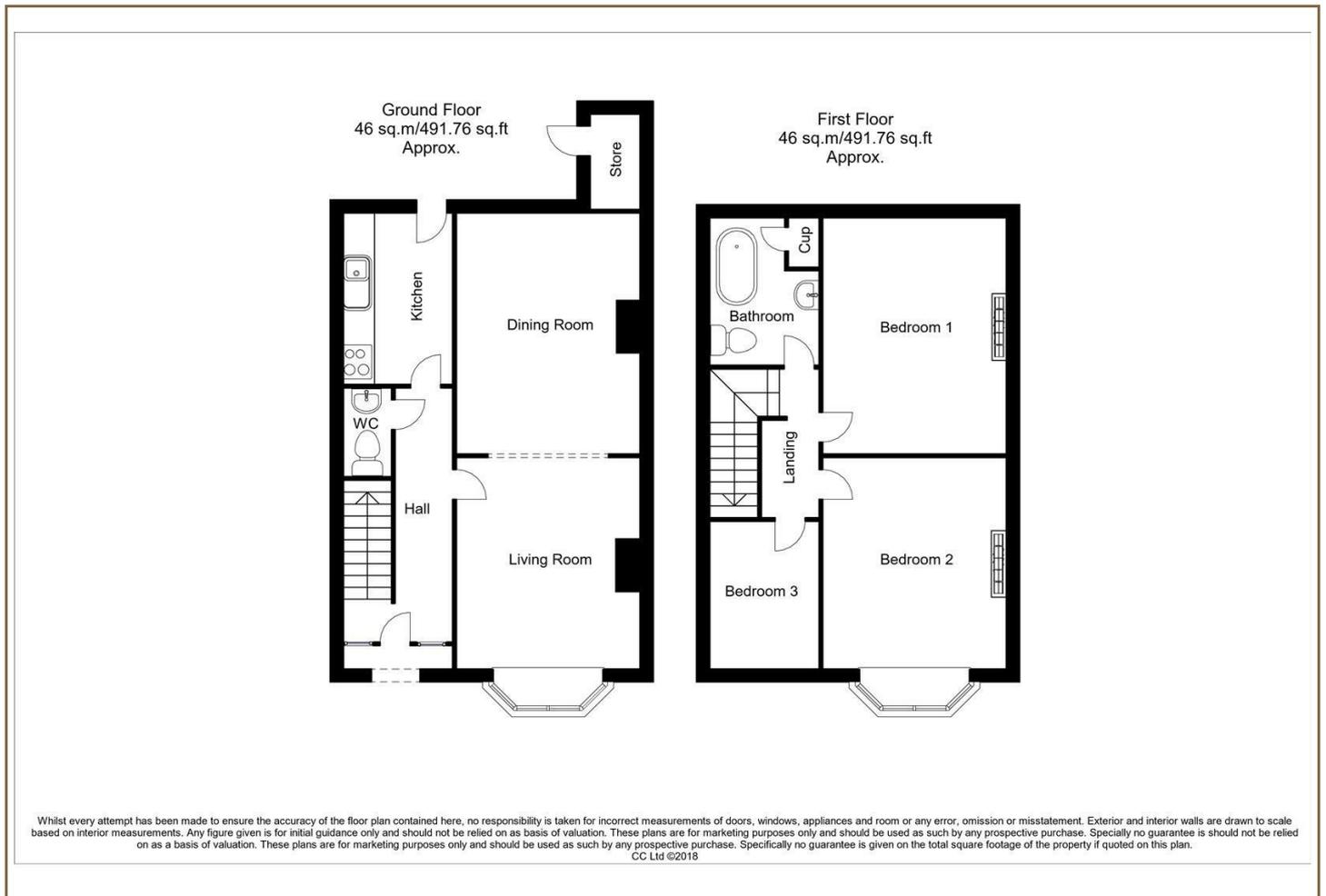
Externally, there is a driveway to the front and side. To the rear is a long lawned garden with patio and garage.



Road Map



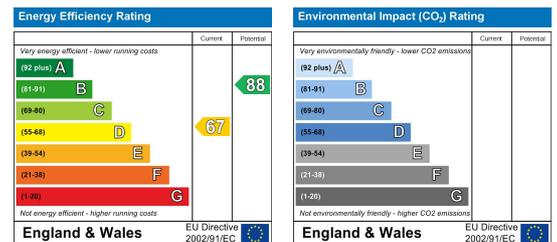
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

boxallbrownandjones.co.uk

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