Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

25 Rockbourne Close, Alvaston, Derby, DE24 0TW

£199,950

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A cleverly extended four bedroom semi-detached family home enjoying a pleasant position overlooking a public open space. No Chain.

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The gas centrally heated accommodation in brief comprises, entrance lobby with useful store cupboard, kitchen to the rear, generous lounge with built-in fireplace, to the first floor are four well proportioned bedrooms and shower room.

Externally there is a driveway leading to a carport with front garden. Gated access leads into the enclosed rear garden with patio, lawn, established plants, shed and WC.

The property is located off Keldholme Lane close to many local amenities and also those found in Alvaston district centre. Ease of access can be sought to the A50 road network connecting to the M1 and East Midlands Airport, Derby city centre is just a short distance away as are the Pride Park and Ascot Drive areas.

The property is attractively offered for sale with no chain and immediate vacant possession.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY
Entering the property through the side UPVC double glazed door into a lobby area with access into both the kitchen and lounge, useful understairs store cupboard.

KITCHEN
12'7" x 8'7" (3.84m x 2.62m)
Fitted with a basic range of wall and base units with cupboard and drawer fronts, laminate work surfaces, stainless steel sink and drainer, wall mounted gas boiler, space for appliances, window and door to the rear garden, radiator.

LOUNGE
14'7" x 12'6" (4.45m x 3.81m)
A spacious living room having a front facing UPVC double glazed window with pleasant aspect, stone fireplace with an inset gas fire and TV stand, media connections, radiator, stairs lead to the first floor.

TO THE FIRST FLOOR

LANDING
With independent access to all first floor rooms and loft.

BEDROOM ONE
12'7" to rear of wardrobes x 8'5" (3.84m to rear of wardrobes x 2.57m)
Having a front facing UPVC double glazed window with pleasant aspect, fitted wardrobes with sliding doors, radiator.

BEDROOM TWO
12'4" x 7'11" (3.76m x 2.41m)
Also with a front facing UPVC double glazed window, radiator.

BEDROOM THREE
12'7" x 8'7" (3.84m x 2.62m)
Positioned to the rear with a window overlooking the garden, radiator.

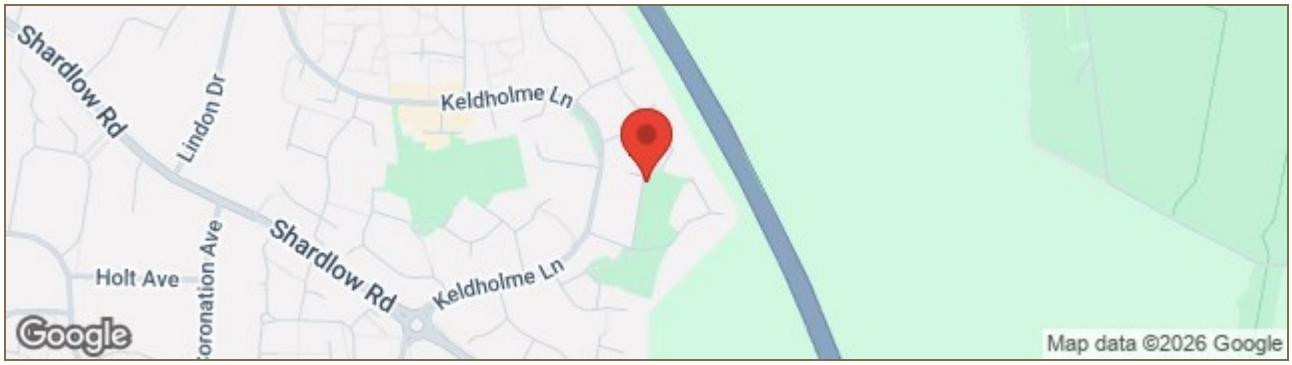
BEDROOM FOUR
7'11" x 7'7" (2.41m x 2.31m)
A fourth generous bedroom having a rear facing window of the garden, fitted shelving, radiator.

SHOWER ROOM
9' x 5' (2.74m x 1.52m)
Appointed with a three-piece suite comprising a deep shower tray with screen and mains chrome shower, vinyl panel walls, pedestal wash hand basin, low-level WC, deep built-in former airing cupboard providing useful storage, radiator.

WC
With low level WC and wash basin.

OUTSIDE
Externally there is a driveway leading to a carport with front garden. Gated access leads into the enclosed rear garden with patio, lawn, established plants, shed and WC.

Road Map

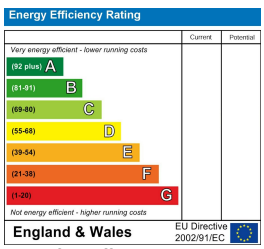


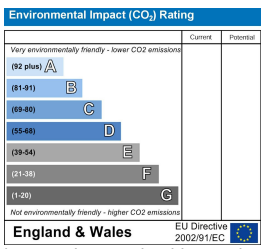
Floor Plan

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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