



31 Boulton Lane, Alvaston, Derby, DE24 0FD

No Onward Chain
£145,000



A charming one bedroom character cottage with delightful garden located in the heart of Alvaston close to local shops, cafe and park. No Chain.



31 Boulton Lane, Alvaston, Derby, DE24 0FD

No Onward Chain £145,000



DIRECTIONS

From the Blue Peter island take the exit on Boulton Lane, where the cottage will be found on the left after just a short distance.

This cosy cottage which has been newly carpeted throughout features beamed ceilings, gas central heating and UPVC double glazed windows and doors with characterful accommodation comprising, lounge, kitchen with understairs store, rear lobby and ground floor shower room. To the first floor is a large landing area suitable for a dressing area or study, deep store cupboard and double bedroom.

Externally, there is street parking to the front, whilst to the rear is a delightful cottage garden enclosed by fencing and a feature brick wall, planted borders, seating area and shed. Gated access to a shared passageway to the front.

Alvaston has an excellent range of local shopping and service amenities including, retail and grocery stores, cafe, public houses, park, doctors and dentists surgeries along with ease of access into the city centre.

The property is available with no upward chain.

ACCOMMODATION

GROUND FLOOR

LOUNGE

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

A charming lounge having an attractive beamed ceiling, fireplace and surround, built-in cabinet and TV stand, UPVC double glazed window and door, stairs to first floor behind a door, wall lights and radiator.

KITCHEN

8'6" x 6'7" (2.59m x 2.01m)

Very smartly appointed with a range of wall and base units with matching cupboard and drawer fronts and display cabinet, laminate work surfaces, tiled walls, electric oven, gas hob, space for a washing machine, UPVC double glazed window with an aspect over the garden, attractive beamed ceiling, understairs store, vinyl flooring, radiator.

REAR LOBBY

With UPVC double glazed door to garden, vinyl flooring and pave for a fridge-freezer, door into;

SHOWER ROOM

6'1" x 4'11" (1.85m x 1.50m)

Appointed with a shower having a low profile tray and screen, mains chrome shower over, wash basin and WC, vinyl flooring, UPVC double glazed window and chrome towel radiator.

FIRST FLOOR

LANDING

8'11" x 6'8" (2.72m x 2.03m)

A very useful area being suitable as a dressing room or home study having a rear facing UPVC double glazed window, radiator and deep store cupboard housing the modern combination boiler.

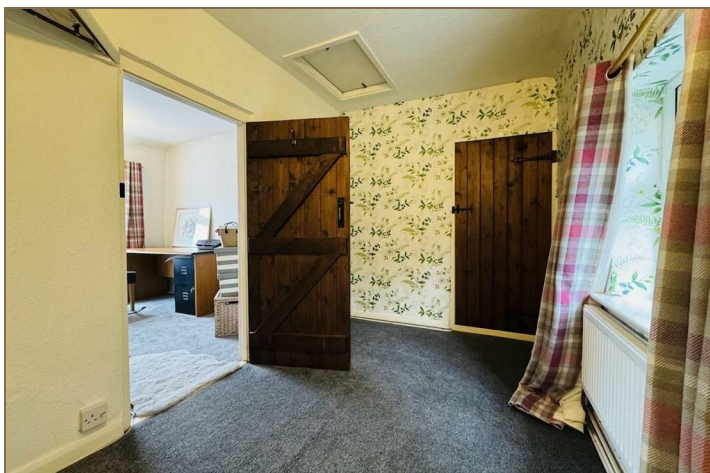
BEDROOM

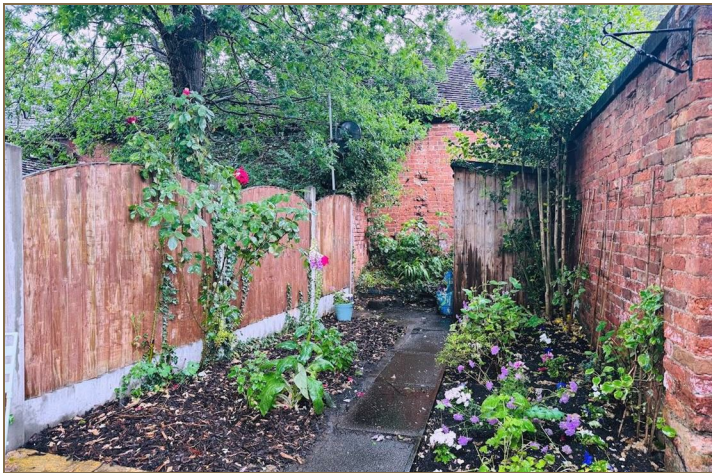
11'7" x 9'10" (3.53m x 3.00m)

A generous bedroom with a front facing UPVC double glazed window and radiator beneath, ample space for all bedroom furniture.

OUTSIDE

Externally, there is street parking to the front, whilst to the rear is a delightful cottage garden enclosed by fencing and a feature brick wall, planted borders, seating area and shed. Gated access to a shared passageway to the front.





Road Map



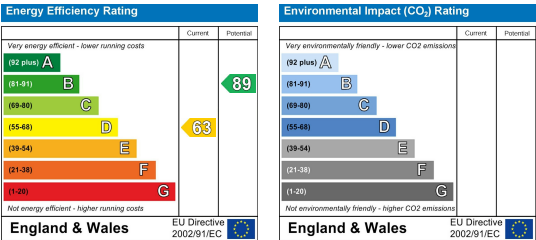
Floor Plan



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 in 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