



## 51 Alvaston Street, Alvaston, Derby, DE24 0NX

Offers Over £280,000



A stunning, professionally renovated three bedroom detached bungalow of superb quality and craftsmanship featuring brand new heating and electrical systems, modern kitchen and shower room and occupying a large plot with comfortable car parking, detached garage and pleasant rear garden with a leafy backdrop, patio and lawns.



# 51 Alvaston Street, Alvaston, Derby, DE24 0NX

Offers Over £280,000



This highly impressive and deceptively spacious refurbished bungalow incorporates newly installed UPVC double glazed windows and doors, electrics and a brand new gas central heating system. The neutrally decorated, newly carpeted and floored accommodation comprises; recessed porch leading into a spacious entrance hallway and inner passage, pleasant lounge overlooking the rear garden also with a feature electric fire, a beautifully appointed modern fitted kitchen, three very generous bedrooms and a stylishly appointed shower room.

Externally there has been a newly installed tarmac driveway to the front and side continuing to a rear detached garage. The rear garden is large having an attractive paved patio with a garden path leading to two expanses of lawn, soil bed border suitable for growing vegetables, shed and newly installed timber fencing. The garden enjoys a leafy mature backdrop.

The sale of this stunning bungalow is attractively offered with no chain and immediate vacant possession.

The property occupies an established residential position close to the many useful local amenities found in Alvaston high street including grocery stores, supermarket, popular public houses, cafe and various retail outlets. The city centre and A50 road network are within easy reach.

## ACCOMMODATION

### ENTRANCE HALLWAY

Entering the bungalow from the side through a recessed UPVC double glazed door with matching side windows into a spacious reception area with inner passage having attractive wood effect laminate flooring, inset ceiling spotlights, loft access, radiator.

### LOUNGE

15'11" x 10'5" (4.85m x 3.18m)

A spacious lounge having a feature fireplace and hearth with an inset log effect burning electric stove, UPVC double glazed window overlooking the rear garden, radiator.

### KITCHEN

12'4" x 8'11" (3.76m x 2.72m)

Beautifully styled with a modern range of wall and base units with matching cupboard and drawer fronts with integrated handles, quality laminate work surfaces, stainless steel sink and drainer, tiled walls, integrated electric oven, electric hob and extractor fan over, space for a washing machine and upright fridge freezer, inset ceiling spotlights, laminate floor covering, UPVC glazed door and window to the rear, radiator.

### BEDROOM ONE

13'10" x 10'5" (4.22m x 3.18m)

A very spacious main bedroom with a front facing UPVC double glazed window, newly carpeted, radiator.

## BEDROOM TWO

10'4" x 8'11" (3.15m x 2.72m)

A generous second double bedroom also with a front facing UPVC double glazed window, newly carpeted, radiator.

## BEDROOM THREE

10'5" x 8'3" (3.18m x 2.51m)

A third generous bedroom having a UPVC double glazed window with frosted glass to the side elevation, newly carpeted, radiator.

## SHOWER ROOM

8'7" x 5'7" (2.62m x 1.70m)

Beautifully appointed comprising a triple width low profile shower tray with sliding screen door, mains chrome overhead shower with additional shower head, marble effect vinyl wall panels, extractor fan, a wash hand basin and low-level WC are both neatly concealed within a vanity unit, attractive vinyl flooring, UPVC double glazed window, inset ceiling spotlights, chrome towel radiator.

## OUTSIDE

Externally there has been a newly installed tarmac driveway to the front and side continuing to a rear detached garage. The rear garden is large having an attractive paved patio with a garden path leading to two expanses of lawn, soil bed border suitable for growing vegetables, shed and newly installed timber fencing. The garden enjoys a leafy mature backdrop.

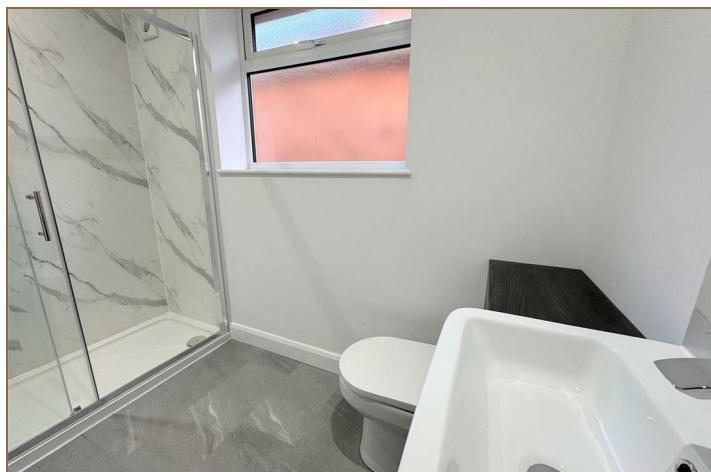
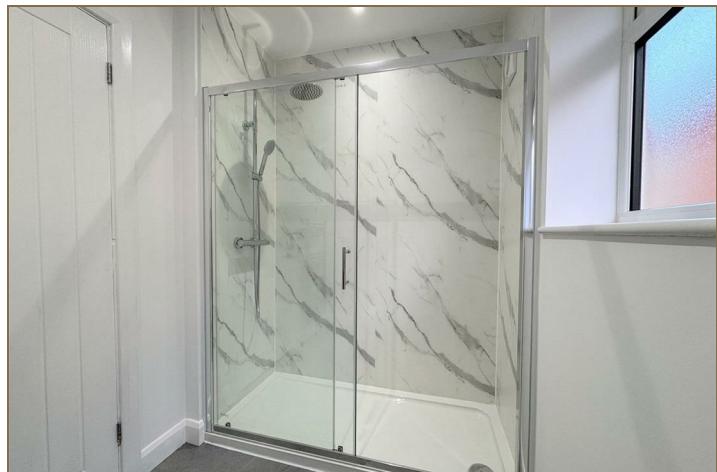
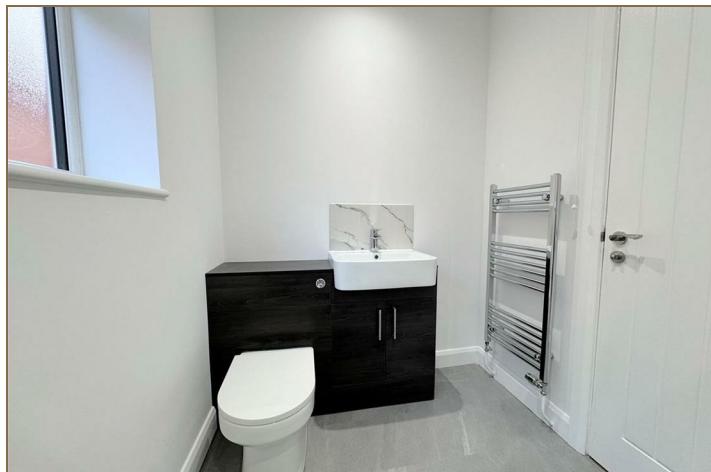
## GARAGE

18'6" x 9'6" (5.64m x 2.90m)

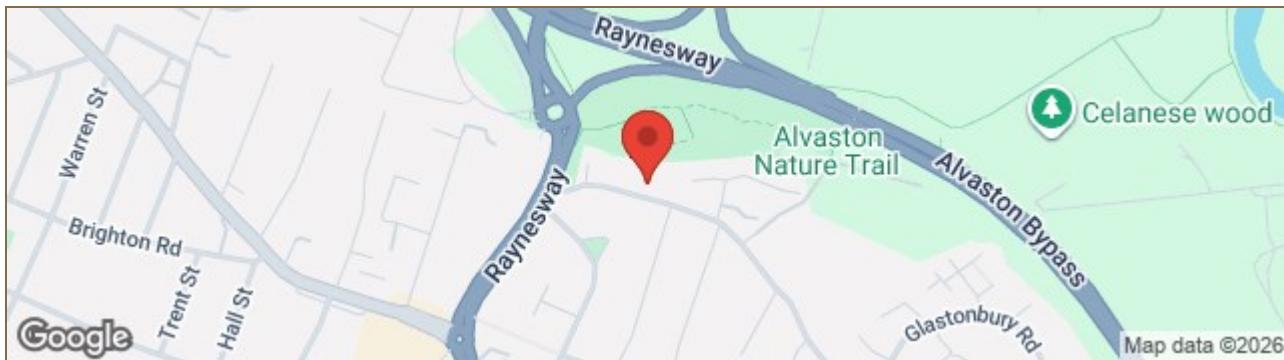
Brick built with a pitched tiled roof, up and over door, personal side door, power and light.







## Road Map



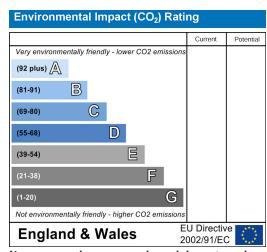
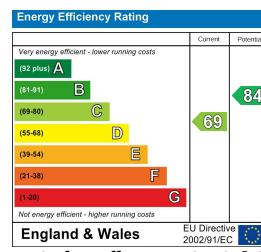
## Floor Plan



## 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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