

Robert Ellis

look no further...



Beatty Street,
Alvaston, Derby
DE24 8TZ

O/I/R £165,000 Freehold

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A WELL PRESENTED TWO BEDROOM SEMI DETACHED VICTORIAN HOME WITH MODERN UPGRADES.

This beautifully refurbished two bedroom semi detached Victorian property offers the perfect blend of period charm and contemporary comfort. The property had a full refurbishment in 2023 which included an electrical rewire, new central heating system with combination boiler and radiators, re-plastered throughout, new kitchen, new bathroom, new windows and doors as well as new flooring.

Externally, the render was painted and the rear garden has been landscaped and is low maintenance so you can really enjoy the benefits of a south facing garden.

The property is located within the popular area of Alvaston, just a short walk away from local shops and facilities. There are fantastic transport links available including nearby bus stops and easy access to major road links including the M1 and A52 to both Nottingham and Derby.

This property is well presented both externally and internally and is truly a must see. Viewings are highly recommended.



Storm Porch

Open storm porch with a composite entrance door to the side leading to:

Inner Hallway

Feature decorative tiles to the floor, stairs to the first floor, access to:

Living Room

11'10" x 11'11" into recess approx (3.62m x 3.64m into recess approx)

UPVC double glazed window to the front with fitted venetian blinds, radiator, wood effect laminate flooring, shelves to the chimney recesses.

Dining Room

11'9" into recess x 11'10" approx (3.60m into recess x 3.62m approx)

Coving, UPVC double glazed window to the rear, wood effect laminate flooring and a radiator. Open to the kitchen area and door to:

Cellar

Consumer unit.

Kitchen

10'4" x 7'3" approx (3.17m x 2.21m approx)

White wood effect wall, base and drawer units with brushed metal handles, black laminate work surface over, inset 1 ¼ stainless steel sink and drainer with gloss black tiled splashback surround and chrome multi functional mixer tap, integrated Neff stainless steel five ring gas hob with splashback, Neff stainless steel extractor over with light, integrated Hotpoint single electric oven, plumbing and space for a washing machine or dishwasher, cupboard housing the Baxi combination boiler, space for a tall fridge freezer, tiled floor, UPVC double glazed window to the rear, UPVC door to:

Lean-to

10'1" x 4'1" approx (3.09m x 1.25m approx)

Timber and single glazed construction, plumbing for a washing machine, power point. Door to the rear garden.

First Floor Landing

With doors to:

Bedroom 1

11'10" into recess x 11'10" approx (3.61m into recess x 3.63m approx)

UPVC double glazed window to the front, radiator, laminate flooring and storage cupboard with loft access hatch leading to the part boarded loft space with a light.

Bedroom 2

11'11" x 8'10" approx (3.65m x 2.7m approx)

UPVC double glazed window to the rear, radiator and wood effect laminate flooring.

Bathroom

9'10" x 7'1" approx (3m x 2.18m approx)

Obscure UPVC double glazed window to the rear, three piece modern white suite comprising of a low flush w.c., sink with vanity cupboard, bath with mains flow shower over and shower screen, chrome mixer tap, chrome heated towel rail, tiled splashback and panelling to the walls and ceiling, laminate flooring.

Outside

To the front of the property there is a low level timber gate providing access to the property and side entrance door, timber gate providing access to the rear.

The rear garden is South facing and of a generous size, concrete hard standing area, decked area and large decorative paved slabs and timber fencing to the borders. Raised decked seating area, timber shed and concealed store to the end of the garden.

Brick Outbuilding

Housing the original high flush w.c.

Council Tax

Derby Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 14mbps Superfast 74mbps Ultrafast 1800mbps

Phone Signal – 02, Vodafone, Three, EE

Sewage – Mains supply

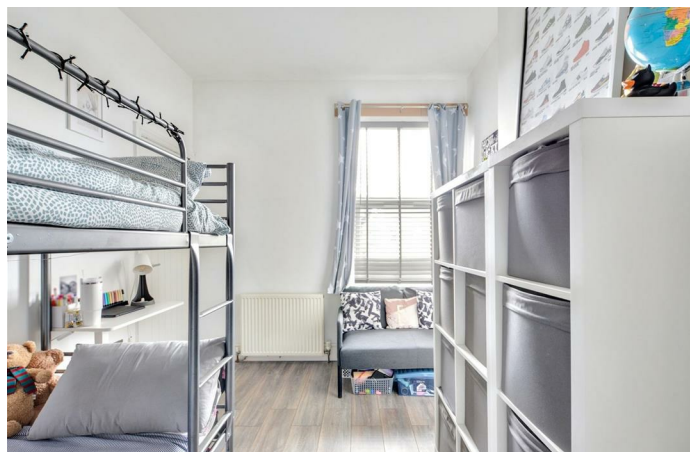
Flood Risk – No flooding in the past 5 years

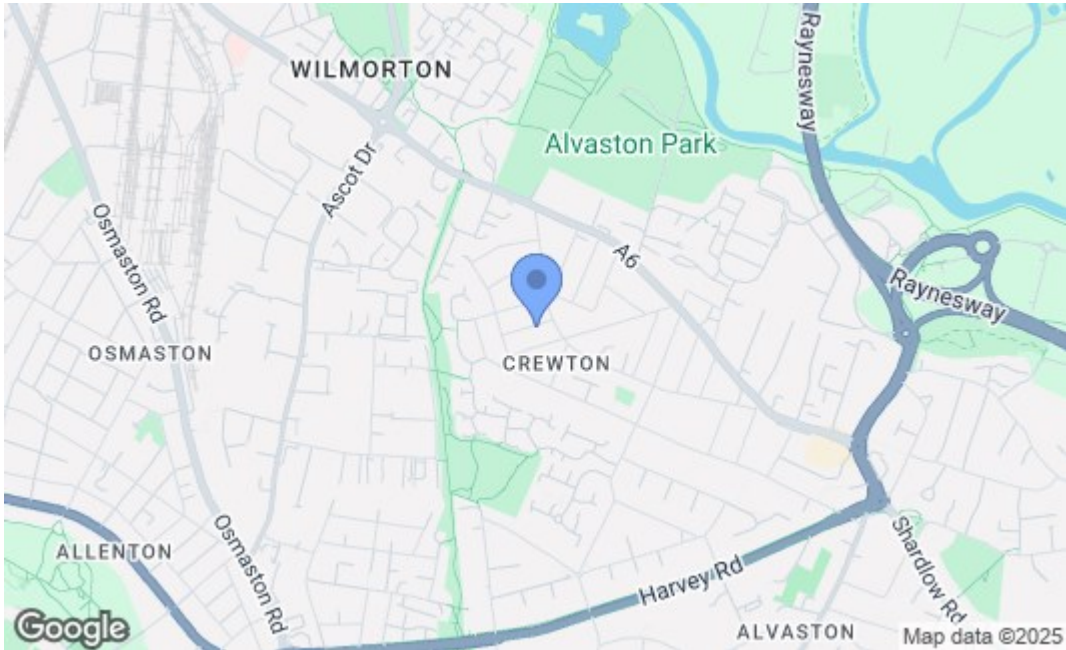
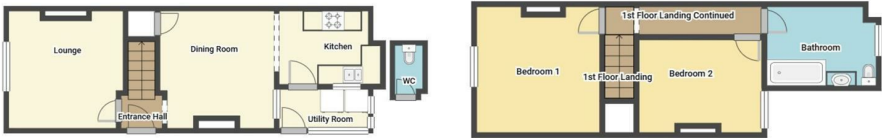
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.