Robert Ellis

look no further...

Arlington Drive,
Alvaston, Derby
DE24 0AU

Guide Price £235-240,000

Freehold

AN EXTENDED AND MODERN 1930'S BAY FRONTED SEMI DETACHED HOME WITH OFF STREET PARKING AND A LARGE REAR GARDEN.

Robert Ellis are delighted to bring to the market this traditional style property that has been extended and well maintained throughout. The property benefits from gas central heating and double glazing whilst being extended to the rear offering superb views of the mature garden. An early internal viewing comes highly recommended to appreciate this property fully.

Perfect for first time buyers and the growing family alike, the property is constructed of brick and briefly comprises of an entrance hallway with original 1930's flooring, bay fronted lounge with gas fire, open plan kitchen/diner and rear extension into the open garden room which is currently used as an additional reception. To the first floor there is a spacious landing, three bedrooms and a modern three piece family bathroom suite. The property has recently had a complete roof replacement in October 2022 and further benefits from ample off street parking to the front and a large enclosed garden to the rear with mature plants and shrubs, lawn, fish pond and patio.

Located in the popular town of Alvaston, close to a wide range of local shops within walking distance and local schools. There are fantastic transport links available including nearby bus stops and easy access to major road links such as the A6, A52 and M1, Derby city centre is within a 10 minute drive where shopping centre's, retail parks, gyms and healthcare facilities can be found. A viewing is highly recommended.

Entrance Hall
UPVC double glazed front door, original wooden flooring, radiator, ceiling light and built-in storage cupboard under the stairs.

Lounge
10' x 11' approx (3.05m x 3.35m approx)
UPVC double glazed bay window to the front, gas fire, radiator and ceiling light.

Kitchen/Diner
10'9 x 16'8 approx (3.28m x 5.08m approx)
Double glazed window to the side, tiled flooring, radiator, integrated gas hob and extractor hood over, integrated appliances including a dishwasher, washing machine, oven, grill and microwave, fridge freezer and wine cooler, spotlights to the ceiling.

Garden Room
6'6 x 11'2 approx (1.98m x 3.40m approx)
UPVC double glazed French doors and window to the rear, tiled flooring, radiator and ceiling light.

First Floor Landing
UPVC double glazed stained glass window to the side, carpeted flooring, loft hatch and ceiling light.

Bedroom 1
8'1 x 10' approx (2.46m x 3.05m approx)
UPVC double glazed bay window to the front, fitted wardrobes, radiator, carpeted flooring and ceiling light.

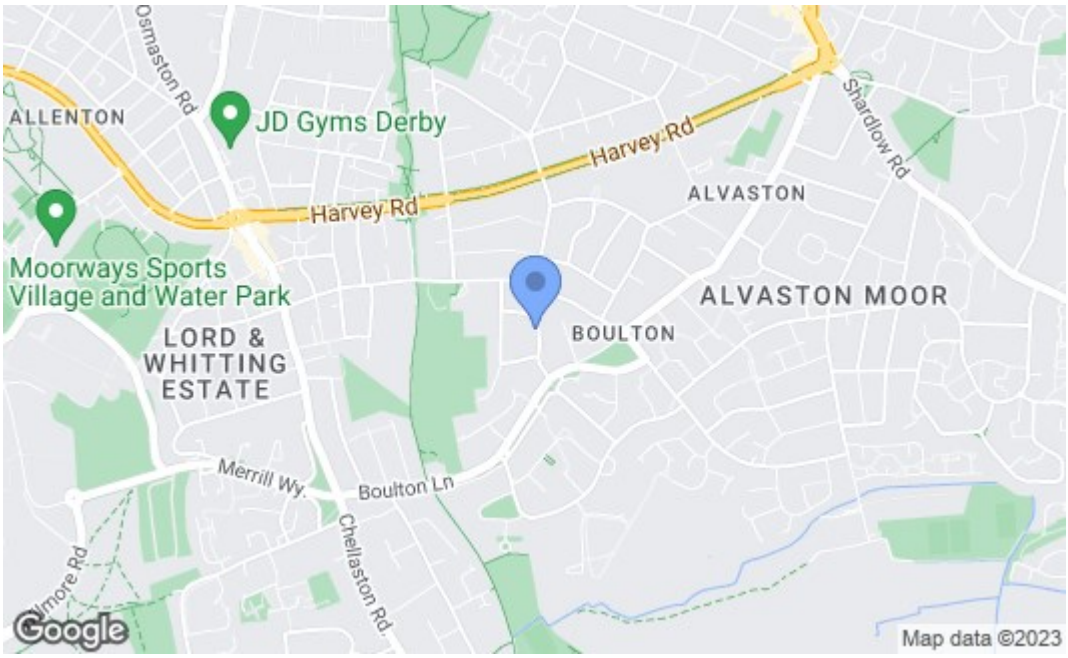
Bedroom 2
10'8 x 10'5 approx (3.25m x 3.18m approx)
UPVC double glazed window to the rear, radiator, carpeted flooring, single enclosed shower unit, radiator and ceiling light.

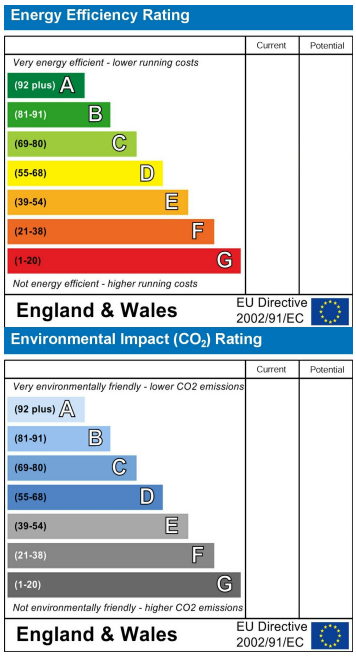
Bedroom 3
6'2 x 6'8 approx (1.88m x 2.03m approx)
UPVC double glazed window to the front, carpeted flooring, radiator, fitted wardrobes and ceiling light.

Bathroom
5'3 x 5'6 approx (1.60m x 1.68m approx)
Obscure UPVC double glazed window to the rear, free standing bath with mixer tap, top mounted sink, low flush w.c., heated towel rail, tiled flooring and spotlights.

Outside
To the front of the property there is ample off street parking and to the rear there is a large enclosed garden with mature plants and shrubs, lawn, fish pond and patio.

Council Tax
Derby City Council Band B





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.

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