



Ingliston Close,
Alvaston, Derbyshire
DE24 0SJ

O/I/R £180,000 Freehold

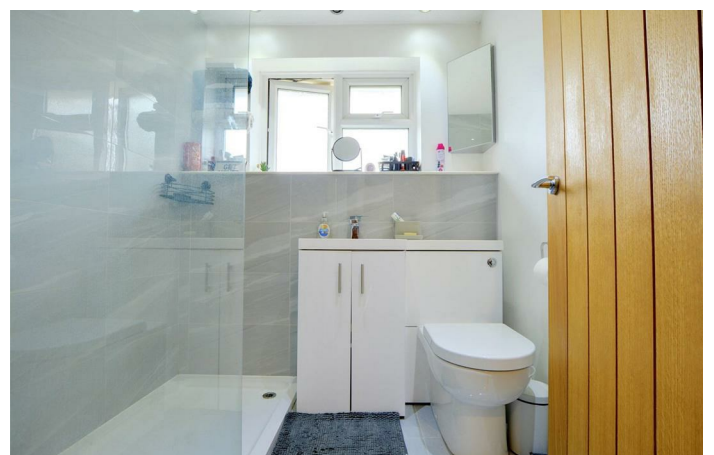
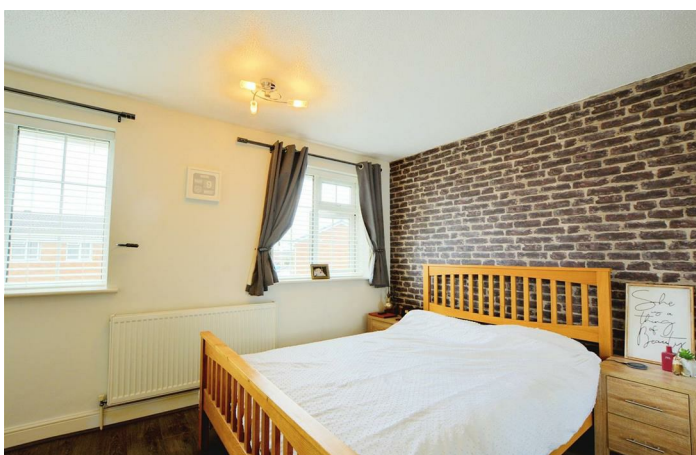


A TWO BEDROOM SEMI DETACHED HOUSE WITH OFF STREET PARKING AND AN ENCLOSED REAR GARDEN.

Robert Ellis are delighted to market this well presented two bedroom home. The property is modern throughout and benefits from gas central heating and double glazing, whilst being constructed of brick and would ideally suit a range of buyers including first time buyers, those looking to upsize and investors. An internal viewing is highly recommended to fully appreciate the property on offer.

The property briefly comprises of an entrance hall, a lounge and kitchen diner with views to the garden. To the first floor the landing leads to two bedrooms, both with fitted wardrobes and a three piece suite shower room. Outside to the front there is a lawned garden with off street parking and to the rear an enclosed garden with a patio, decked area with pergola, lawn and flower beds.

Located in the popular residential area of Alvaston, close to a wide range of local schools, shops and parks. There are fantastic transport links available including nearby bus stops and easy access to major road links such as the M1, A52, A50 and the A6.



Entrance Hall

UPVC double glazed front door, laminate flooring, stairs to the first floor, radiator and ceiling light.

Lounge

13'4 x 10'2 approx (4.06m x 3.10m approx)

UPVC double glazed window to the front, carpeted flooring, electric fire, radiator and ceiling light.

Dining Kitchen

13'3 x 9' approx (4.04m x 2.74m approx)

UPVC double glazed French doors and window to the rear, wall, base and drawer units with kick board lighting and a work surface over, inset sink and drainer with swan neck mixer tap, tiled flooring, built-in downstairs cupboard/pantry, integrated electric oven with hob over and extractor hood, integrated fridge/freezer and washing machine and spotlights.

First Floor Landing

Carpeted flooring, built-in storage cupboard, loft access hatch and ceiling light.

Bedroom 1

13'4 to 10'3 x 9'5 approx (4.06m to 3.12m x 2.87m approx)

Two UPVC double glazed windows to the front, laminate flooring, fitted wardrobes, built-in storage cupboard and ceiling light.

Bedroom 2

9'1 x 6'9 approx (2.77m x 2.06m approx)

UPVC double glazed window to the rear, laminate flooring, radiator, fitted wardrobes and ceiling light.

Shower Room

6'1 x 5'5 approx (1.85m x 1.65m approx)

Obscure UPVC double glazed window to the rear, tiled flooring, walk-in shower, low flush w.c. and wash hand basin housed in a vanity unit with cupboard under, heated towel rail and spotlights.

Outside

To the front there is a lawned garden with off street parking.

To the rear of the property there is an enclosed garden with patio, decked area, pergola, lawn and flower beds, all enclosed with fencing to the boundaries.

Council Tax

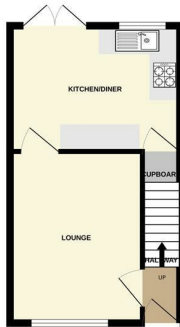
Derby City Council Band A





GROUND FLOOR

1ST FLOOR



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		73	
(69-80) C			
(55-68) D			
(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	

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