Robert Ellis

look no further...

Elvaston Lane,
Alvaston, Derby
DE24 0PX

£250,000 Freehold

A SUPERB AND WELL PRESENTED EXTENDED BAY FRONTED SEMI DETACHED HOME WITH AMPLE OFF STREET PARKING, GARAGE AND 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 landscaped garden through the bi-fold doors. The open plan kitchen diner has been well designed, with many integrated appliances and offers a great space for cooking and entertaining. An early internal viewing is highly recommended to appreciate this property fully!

Perfect for first time buyers and growing family alike, the property is constructed of brick and tile. The ground floor, comprises an entrance hallway, bay fronted lounge with feature gas fire and an open plan kitchen/diner incorporating the rear extension. The majority of the downstairs benefits from LVT flooring. To the first floor there is a spacious landing, three bedrooms and a modern three-piece family bathroom suite. The property benefits from ample off-street parking to the front and an enclosed garden to the rear with mature plants and shrubs, lawn, decking and patio. Two outhouses leading into the garage provide ample storage.

Located in popular Alvaston, within walking distance of a wide range of local shops and schools.

There is a picturesque green with trees and lawn directly in front of the property which offers attractive open views from the lounge yet retains the property's privacy. A short walk away is the Elvaston Lane Recreation Ground and Elvaston Castle can be accessed from the end of the Lane.

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 a 10 minute drive where shopping centres, retail parks, gyms and healthcare facilities can be found. A viewing is highly recommended.

Hallway
6'1 x 15' approx (1.85m x 4.57m approx)
The hallway has an original panelled wooden front door with inset stained glass, UPVC double glazed window to the side, LVT flooring, radiator, built-in storage cupboard and two ceiling lights.

Lounge
12'10 x 12'6 approx (3.91m x 3.81m approx)
The lounge has a UPVC double glazed bay window to the front, carpeted flooring, ceiling light, radiator, modern gas fire and surround.

Ground Floor w.c.
4'7 x 3'2 approx (1.40m x 0.97m approx)
The downstairs WC has UPVC double glazed window to the side, ceiling light, feature tiled flooring, low flush WC, wash hand basin, extractor fan and the boiler concealed in full height wall unit.

L Shaped Kitchen Diner
19'3 x 13' approx (5.87m x 3.96m approx)
The open plan Kitchen Diner has newly fitted Bi-fold doors opening onto the rear garden from the dining area, two UPVC double glazed windows to the side and a full height double glazed door to the garden from the kitchen, LVT flooring, two tall modern radiators, feature ceiling light in the dining room and LED spotlights in the kitchen, modern light grey wall and base units with laminate work surface over, white brick style splash-back tiles, four ring gas hob and extractor over, oven, inset double stainless steel sink with modern swan neck mixer tap and drainer, built-in fridge freezer and dishwasher with a breakfast bar area, wine shelving and under counter lighting.

First Floor Landing
7'4 x 6'2 approx (2.24m x 1.88m approx)
The landing has a UPVC double glazed window to the side, carpeted flooring, ceiling light and doors to:

Bathroom
8' x 6'8 approx (2.44m x 2.03m approx)
The modern family bathroom has obscure UPVC double glazed windows to the side and rear, tiled flooring, ceiling spotlights, newly fitted three-piece suite with panelled L shaped bath having a rainwater shower and handheld shower, protective glazed shower screen, free standing sink with drawers below for storage, Laura Ashley LED mirror, extractor fan, chrome towel radiator and loft access.

Bedroom 1
13'9 x 11'6 approx (4.19m x 3.51m approx)
The main bedroom has a UPVC double glazed bay window to the front, carpeted flooring, ceiling light, radiator and TV point.

Bedroom 2
11'5 x 11'5 approx (3.48m x 3.48m approx)
The second bedroom has a UPVC double glazed window to the rear, carpeted flooring, ceiling light and radiator.

Bedroom 3
9'1 x 7' approx (2.77m x 2.13m approx)
Currently set out and in-use as a home office, the third bedroom has a UPVC double glazed window to the front, carpeted flooring, ceiling light, radiator and built-in storage cupboard.

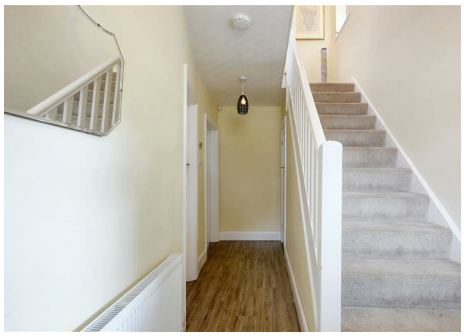
Outside
To the front of the property there is a paved driveway for at least 4 vehicles with brick walls to the front boundary and fencing leading toward the garage. There is a fully enclosed rear garden with patio area, lawn, and timber edged planted beds leading towards a low maintenance gravel garden. New / good condition fencing to most boundaries and courtesy lighting.

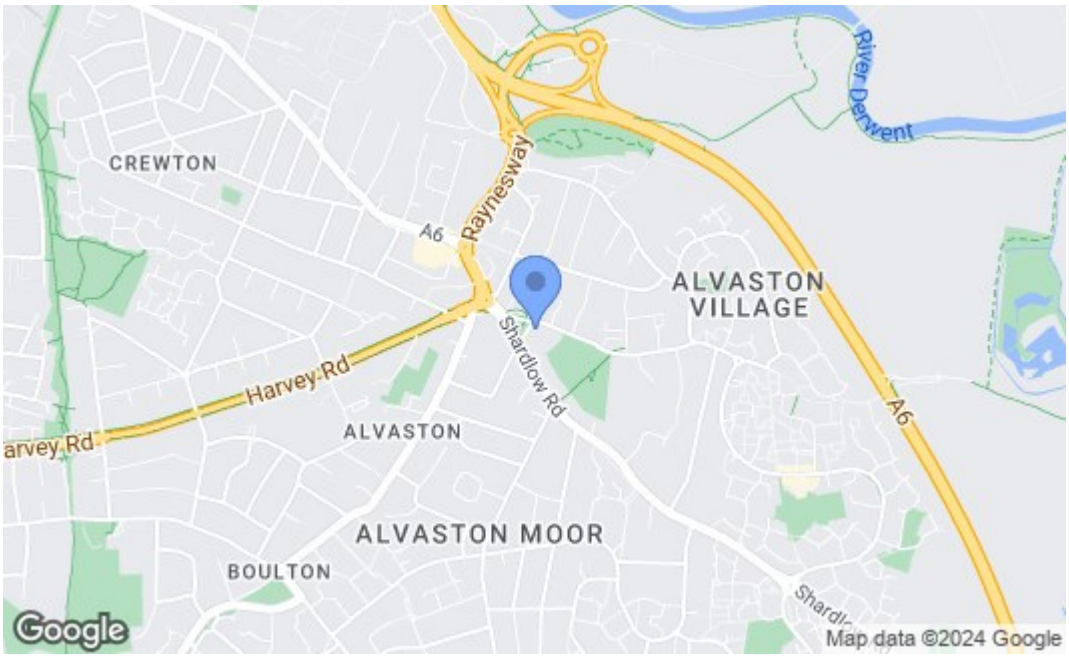
Garage
8'4 x 16'2 approx (2.54m x 4.93m approx)
Pedestrian door to the side, lighting and power, newly fitted black electric roller door to the front.

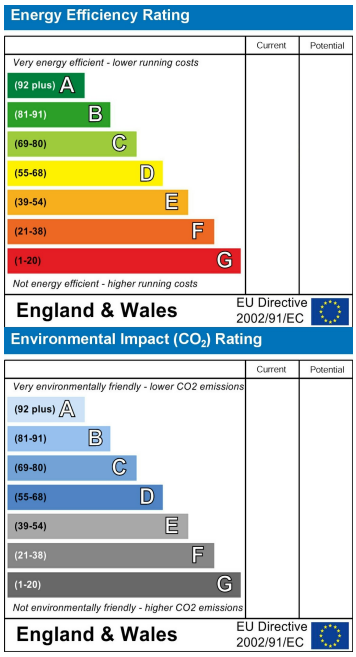
2 Outhouses
7'4 x 5'9 approx (2.24m x 1.75m approx)
With electricity, lighting and water provision.

Council Tax
Derby Council Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard16mbps Superfast 80mbps Ultrafast 1000mbps
Phone Signal – 02, Vodafone, 3
Sewage – Mains supply
Flood Risk – No, surface water medium
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No







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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