Robert Ellis

look no further. . .

Glastonbury Road
Alvaston, Derby DE24 0YA

A FOUR BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£265,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS DECEPTIVELY SPACIOUS SEMI DETACHED PROPERTY WHICH OVERALL BOASTS FOUR BEDROOMS AND THREE BATHROOMS WITH GENEROUS LIVING ACCOMMODATION, AMPLE PARKING TO THE FRONT AND GOOD-SIZED GARDEN TO THE REAR.

The property benefits from being sold with NO UPWARD CHAIN and is in a ready to move into condition, with gas central heating from combination boiler and double glazing.

Further benefits can be found externally with a good-sized block paved driveway providing ample off-street parking to the front and pedestrian gates providing access to further secure parking under a covered carport. Within the rear garden, there is a useful garden room with power and lighting, as well as a home office separate and detached from the garden room, also with the benefit of power and lighting.

The ground floor accommodation comprises entrance hall, spacious box bay fronted living room with feature panelling and useful understairs storage space. There is a dining area, shower room and generous kitchen with French doors opening out to the rear garden. The first floor landing then provides access to four bedrooms, with the main bedroom offering en-suite facilities, family bathroom, as well as access to loft storage.

The property is in a ready to move into condition and would suit both first time buyers or growing families alike. We highly recommend an internal viewing to appreciate the accommodation on offer.

The property offers easy access to the city centre and nearby transport links include the A52, A6 and A50, as well as the M1 motorway and Derby train station.

ENTRANCE HALL
5'8" x 4'0" (1.74 x 1.24)
Feature composite double glazed front entrance door, staircase rising to the first floor, wall mounted 'Worcester' thermostat. Oak panel door into the living room.

LIVING ROOM
16'2" x 10'7" (4.95 x 3.25)
Double glazed box bay window to the front (with fitted blinds), radiator, feature vertical panelling, coving, media points, useful understairs storage cupboard. Oak panel door to the dining area.

DINING AREA
11'5" x 9'6" (3.49 x 2.91)
Tiled floor, feature radiator, TV point, decorative exposed brickwork and worktop space (making an ideal breakfast bar area), feature shelving above. Opening through to the kitchen and door to shower room.

SHOWER ROOM
9'6" x 3'1" (2.92 x 0.94)
Three piece suite comprising walk-in tiled shower cubicle with glass screen/door and electric shower, wash hand basin with mixer tap, push flush WC. Tiling to the floor and around the shower cubicle, uPVC panelling, wall mounted 'Worcester' gas fired combination boiler (for central heating and hot water purposes).

KITCHEN
13'6" x 12'10" (4.13 x 3.93)
The kitchen comprises a matching range of fitted "L" shaped base and wall storage cupboards and drawers with laminate-style roll top work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap. Decorative tiled splashbacks, fitted four ring hob with oven beneath, tiled floor (matching the dining area), double glazed window to the rear, uPVC panel and double glazed French doors opening out to the rear garden.

FIRST FLOOR LANDING
Doors to all four bedrooms and family bathroom. Decorative wood spindle balustrade, original loft access point, useful storage cupboard with shelving.

BEDROOM ONE
19'0" x 8'11" (5.81 x 2.73)
Double glazed window to the front, radiator. Loft access point via pull-down wooden loft ladders to a useful loft space for storage purposes.

EN-SUITE
9'0" x 5'11" (2.75 x 1.81)
Three piece suite comprising double size walk-in shower cubicle with glass screen and dual head mains shower attachment, push flush WC, wash hand basin with mixer tap, splashback, storage cabinets beneath. Double glazed window to the rear, extractor fan, chrome ladder towel radiator, tile effect flooring.

BEDROOM TWO
13'1" x 8'4" (4.00 x 2.55)
Double glazed window to the rear overlooking the rear garden, radiator.

BEDROOM THREE
12'6" x 8'4" (3.82 x 2.55)
Double glazed box bay window to the front, radiator, TV point, picture rail.

BEDROOM FOUR
8'0" x 6'11" (2.45 x 2.13)
Double glazed window to the front, radiator.

BATHROOM
7'2" x 5'10" (2.19 x 1.80)
Modern white three piece suite comprising panel bath with mixer tap, wash hand basin with mixer tap, push flush WC. Tiling to the walls, extractor fan, double glazed window to the rear (with fitted blinds), chrome ladder towel radiator.

OUTSIDE
To the front of the property there is a lowered kerb entry point to an extensive block paved driveway providing off-street parking comfortably for four plus vehicles, adjacent to the block paved driveway there is a garden lawn and the block paving continues providing access to the front entrance door and pedestrian access leading down the left hand side of the property into the carport.

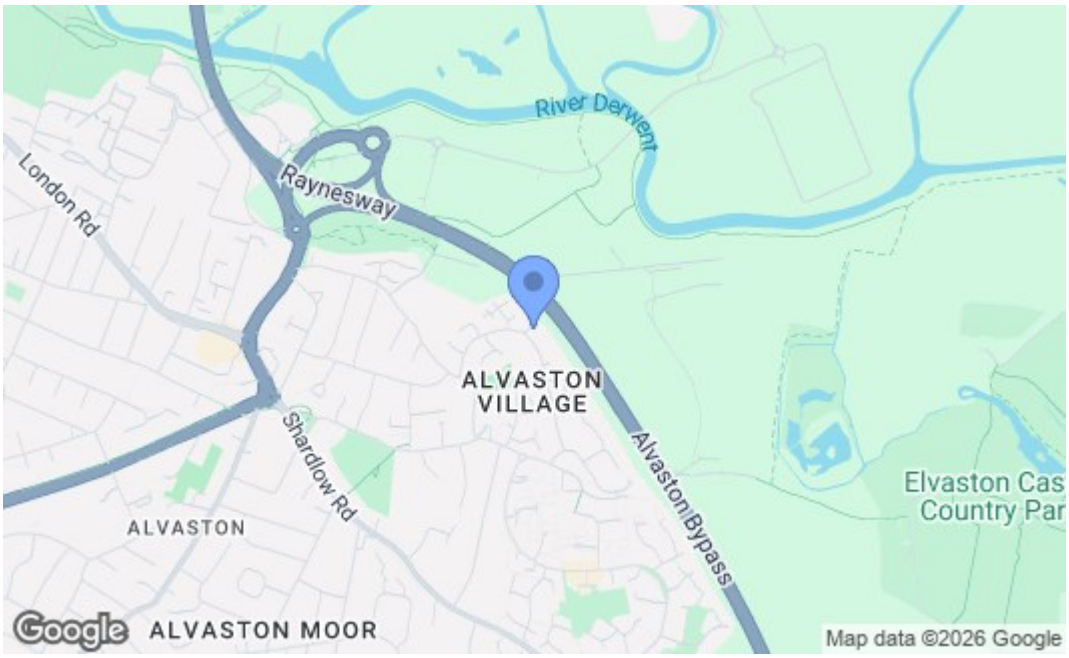
CARPORT
24'7" x 10'5" (7.51 x 3.19)
Pedestrian gated access from the front and driveway, leading into the rear garden.

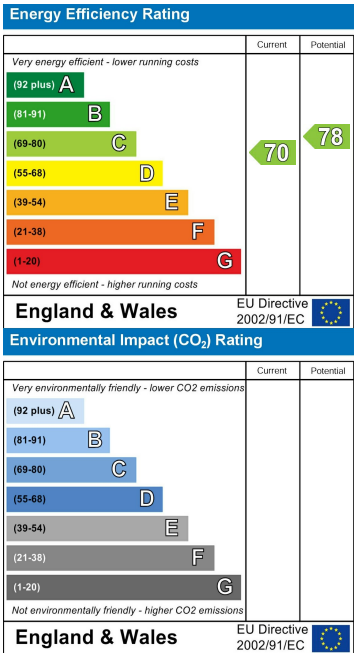
TO THE REAR
The rear garden is of a generous size, ideal for families, with a good-sized paved patio area leading onto a garden lawn enclosed by timber fencing with a pathway providing access to the rear of the plot which is accessed via an additional pedestrian gate to the rear. The garden extends to the space beyond the fence to which a further garden area can be made, similar to that of the neighbouring property. Within the garden there is an external water tap and lighting point.

GARDEN ROOM ONE
9'4" x 5'10" (2.87 x 1.78)
Double doors to the side, windows to the side and rear, power and lighting points.

OUTDOOR OFFICE
12'5" x 7'8" (3.81 x 2.36)
uPVC double glazed entrance door, double glazed window, breaker points, power and lighting.

AGENTS NOTE
Some of the internal images have virtual staging to give an impression of how to furnish the property.





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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