



2 Bed House - Semi-Detached

29 Sweetbriar Close
Alvaston
Derby
DE24 0TF

£995 Per Calendar Month

Fletcher
& Company

29 Sweetbriar Close Derby DE24 0TF



- Available Immediately
- An Immaculate Two Bedroom Semi-Detached Property
- Driveway Parking For Several Vehicles
- Entrance Hallway
- Renovated Throughout - New Flooring, New Appliances, New Kitchen & Bathroom
- Council Tax B Band
- Situated Within A Quiet Cul-De-Sac
- Close To Local Amenities
- Fridge/ Freezer & Washing Machine
- Viewing Is Firmly Advised

Available Immediately – A beautifully renovated two bedroom home, thoughtfully modernised throughout to an excellent standard and offering bright, spacious accommodation.

The property has undergone extensive improvement works including a brand new kitchen and bathroom, new flooring throughout, redecoration, a newly installed boiler and new appliances, creating a fresh, modern feel from the moment you enter.

Internally, the accommodation comprises an entrance porch with stylish tiled flooring leading into a spacious and light filled living room. To the rear is a superb fitted kitchen offering ample worktop and storage space together with a clean contemporary finish.

To the first floor are two generous double bedrooms together with a beautifully fitted modern bathroom complete with shower over bath.

Externally, the property enjoys excellent outside space with a lawned frontage and driveway parking for several vehicles. To the rear is a particularly good sized enclosed garden featuring a substantial patio seating area alongside a further lawned garden, ideal for relaxing or entertaining during the warmer months.

Situated on Sweetbriar Close in a popular area of Alvaston, the property benefits from a highly convenient position with excellent access to a wide range of local amenities, schooling and transport links. Alvaston is particularly well placed for commuters, offering straightforward access to the A6, A50 and A52, providing easy routes towards Nottingham, East Midlands Airport, the M1 and surrounding Derbyshire areas.







Approximate total area⁽¹⁾
 667 ft²
 62.1 m²

Reduced headroom
 8 ft²
 0.8 m²

(1) Excluding balconies and terraces

Reduced headroom:
 Below 5 ft/1.5 m

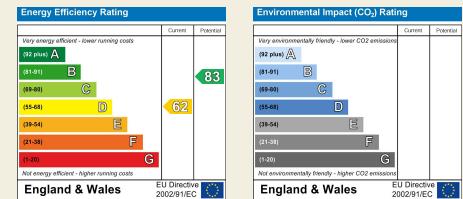
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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