

7 Falmouth Road, Alvaston, Derby, DE24 0NB

Offers Around £220,000

Freehold



- Double Width Driveway
- Low Maintenance Rear Garden
- Superbly Presented Throughout
- Entrance Hall with Lounge off
- Dining Kitchen with Built-In Appliances
- Three First Floor Bedrooms & Bathroom
- Close to Alvaston Castle Country Park
- Superb Range of Amenities Nearby
- Close to Excellent Transport Links
- Viewing Highly Recommended





Summary

A superbly presented and substantially upgraded, three bedroom, midtown house in a popular location in Alvaston.

The property is superbly presented throughout and features a tarmac driveway providing off-road parking for two vehicles. To the rear of the property is a low maintenance, private garden.

Internally, the property features gas central heating and double glazing with entrance hall, spacious lounge, recently refitted dining kitchen with integrated appliances, three first floor bedrooms and a bathroom.

Please note the Property Information Questionnaire states that CCTV will be recording during viewings

F&C

The Location

The property's location gives access to a varied range of amenities in Alvaston, Allenton and Shelton Lock. There is also good schoolings at all levels, recreational parks, easy access to transport links and Elvaston Castle Country Park.

Accommodation

Ground Floor

Entrance Hall

5'0" x 3'10" (1.54 x 1.17)

A composite entrance door provides access to hallway with central heating radiator and staircase to first floor.

Lounge

13'4" x 12'9" (4.07 x 3.89)

With chimney breast featuring a wall mounted electric fire, bespoke showing to chimney breast recess, decorative coving, central heating radiator and double glazed window to rear.



Dining Kitchen

16'0" x 9'5" (4.88 x 2.88)

Comprising stylish worktops with tiled surrounds, inset sink unit with mixer tap, gloss finish base cupboards and drawers, complementary wall mounted cupboards, five plate gas hob with extractor hood over, built-in oven and microwave, integrated fridge freezer, dishwasher and washing machine, central heating radiator, useful understairs storage/pantry and double glazed window and door to rear.



First Floor Landing

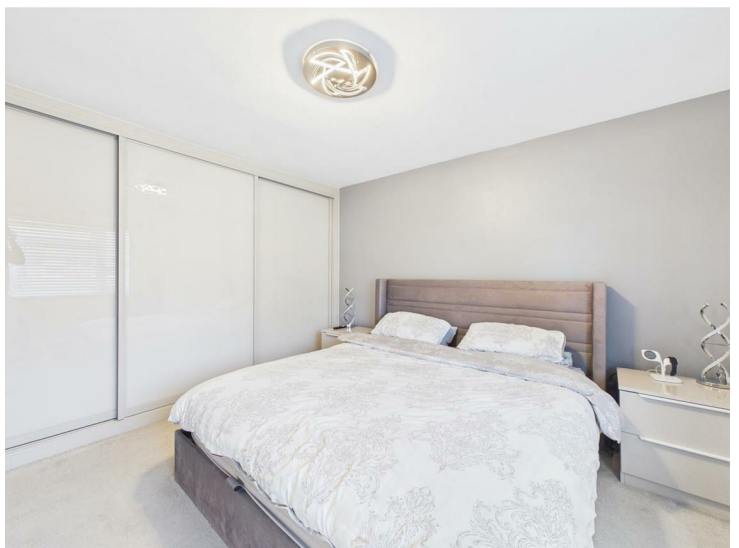
8'7" x 5'10" (2.64 x 1.79)

A semi-galleried landing with useful storage cupboard and access to very useful borders loft space.

Bedroom One

13'5" x 10'11" (4.11 x 3.34)

A spacious room with fitted wardrobes, central heating radiator and double glazed window to front.



Bedroom Two

11'7" x 9'3" (3.54 x 2.84)

Having a central heating radiator, fitted wardrobes, dressing table/desk and double glazed window to rear.



Bedroom Three

8'11" x 8'3" (2.72 x 2.53)

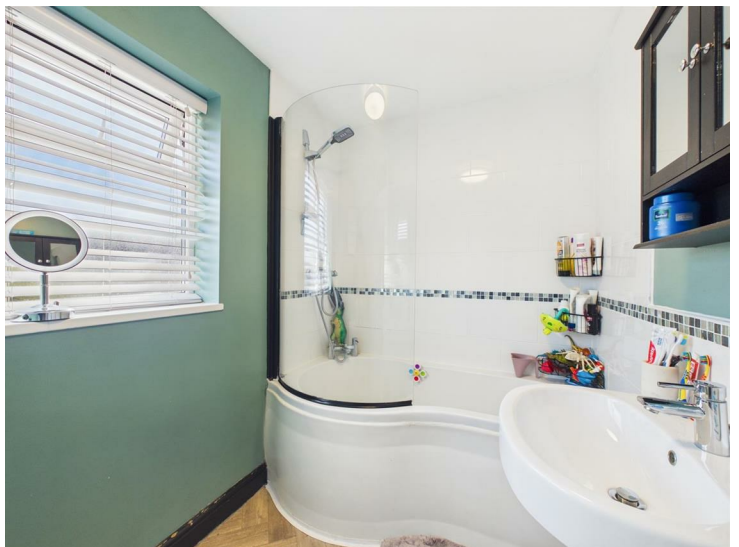
With central heating radiator, bespoke ottoman style bed and double glazed window to front.



Bathroom

8'2" x 5'6" (2.50 x 1.69)

Appointed with a white suite comprising low flush WC, pedestal wash handbasin, panelled bath with shower over, central heating radiator and double glazed window to rear.



Outside

The property is set back behind a double width tarmac driveway. To the rear is a stylish garden with artificial lawn, pathway leading to patio, raised wood edged borders, well-maintained timber fencing and gated access to side.



Council Tax Band A

Hallway
5'0" x 3'10"
1.54 x 1.17 m



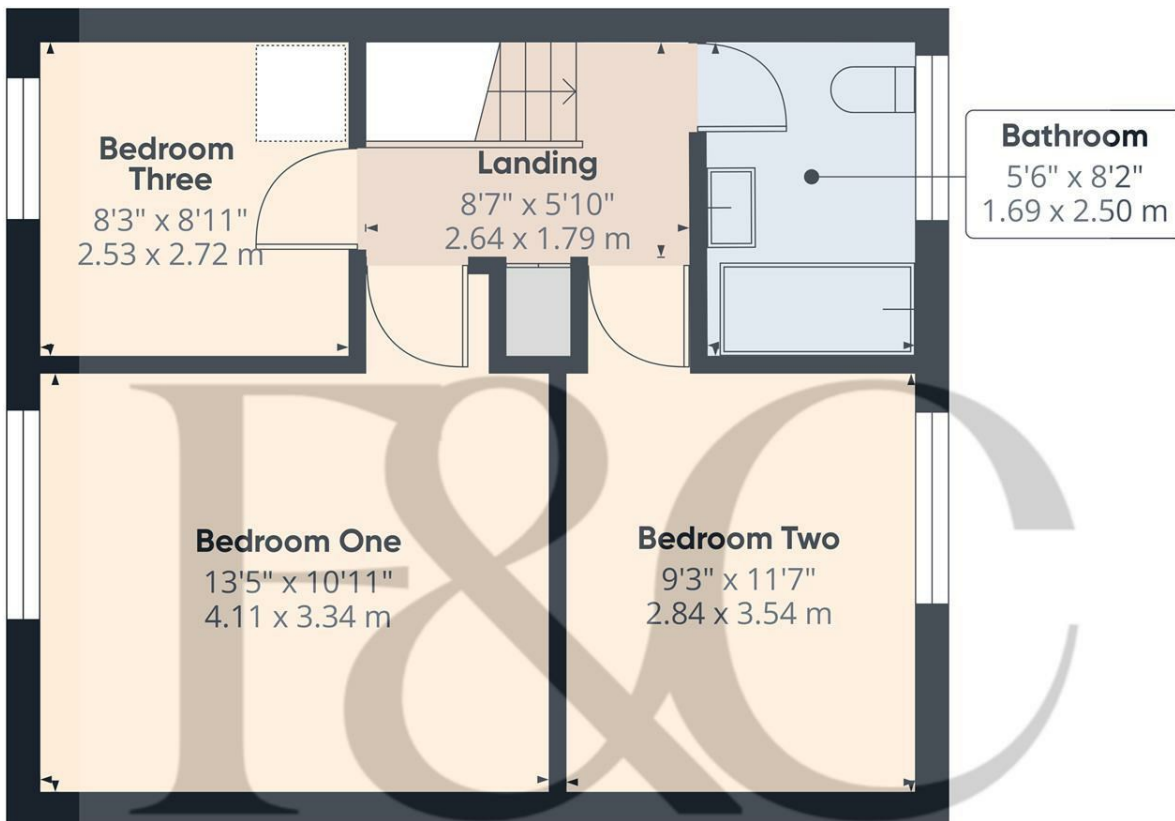
Floor 0

Approximate total area⁽¹⁾
359 ft²
33.3 m²

(1) Excluding balconies and terraces

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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Floor 1

Approximate total area⁽¹⁾
424 ft²
39.5 m²

(1) Excluding balconies and terraces

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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Council Tax Band: A
Tenure: Freehold

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

