

## 120 Baker Street, Alvaston, Derby, DE24 8SD

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Price £165,000

Freehold

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- No Upper Chain
- Good Sized Driveway
- Enclosed Rear Garden
- Hall with Lounge off
- Dining Kitchen
- Two First Floor Bedrooms
- Bathroom
- Convenient Location
- Close to Excellent Transport Links
- Realistically Priced





## Summary

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A traditional, two bedroom, semi-detached residence occupying a popular and convenient location in Alvaston.

The property comprises entrance hall, lounge to front and open plan dining kitchen to rear with two first floor bedrooms and a bathroom. There is a driveway to the front and a garden to the rear.

# F&C

## The Location

Alvaston offers a good range of amenities including local shops, schooling, regular bus service into Derby City centre and easy access to Wyvern retail park. Alvaston castle and Country Park are located close by as well as excellent transport links.

## Accommodation

### Ground Floor

#### Hallway

6'5" x 2'8" (1.98 x 0.83)

A panelled entrance door provides access to hallway with wood flooring and staircase to first floor.

#### Lounge

12'7" x 11'3" (3.85 x 3.43)

Featuring a chimney breast incorporating raised hearth, log burner and timber display mantel with storage cupboards and shelving to recess and double glazed window to front.



## Kitchen

23'8" x 10'1" (7.23 x 3.08)

Comprising woodblock effect preparation surfaces, inset ceramic sink unit with mixer tap, gloss finish base cupboards and drawers, complementary wall mounted cupboards, appliance space suitable for a range cooker, understairs storage cupboard, built-in appliances and access to extended dining area.



## Dining Area

Having double glazed doors to garden.



## First Floor Landing

5'8" x 2'8" (1.75 x 0.83)

A semi-galleried landing.

## Bedroom One

12'8" x 12'8" (3.88 x 3.87)

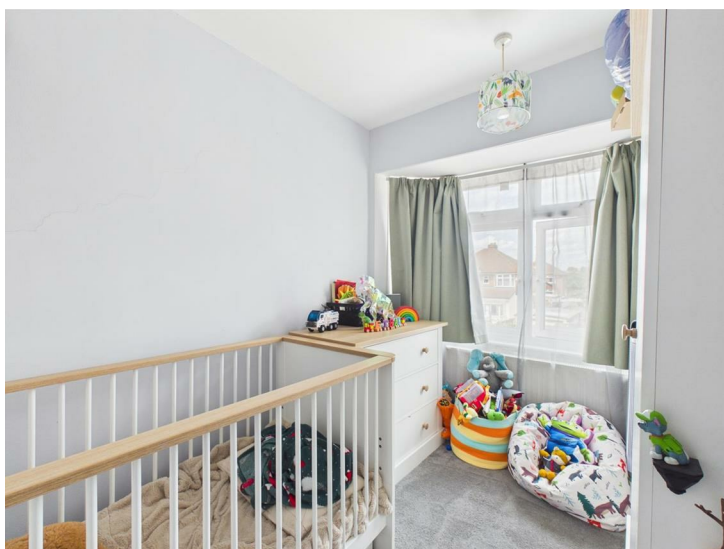
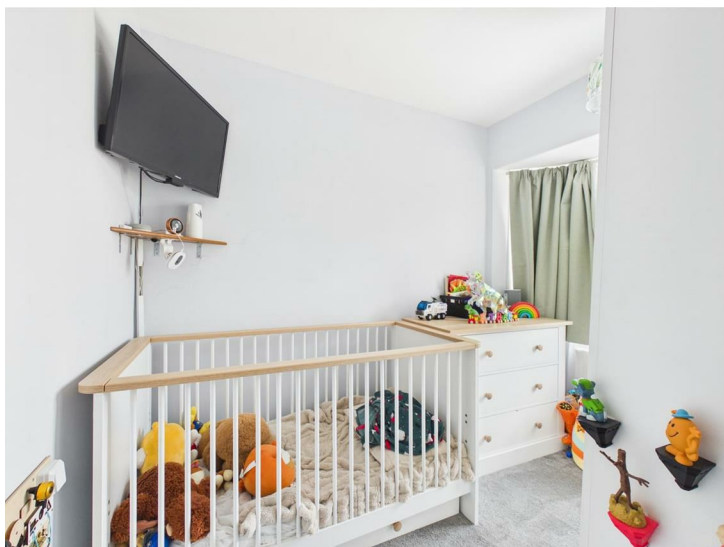
Having essential heating radiator, cast iron fire surround and double glazed window to front.



## Bedroom Two

9'7" x 7'2" (2.93 x 2.19)

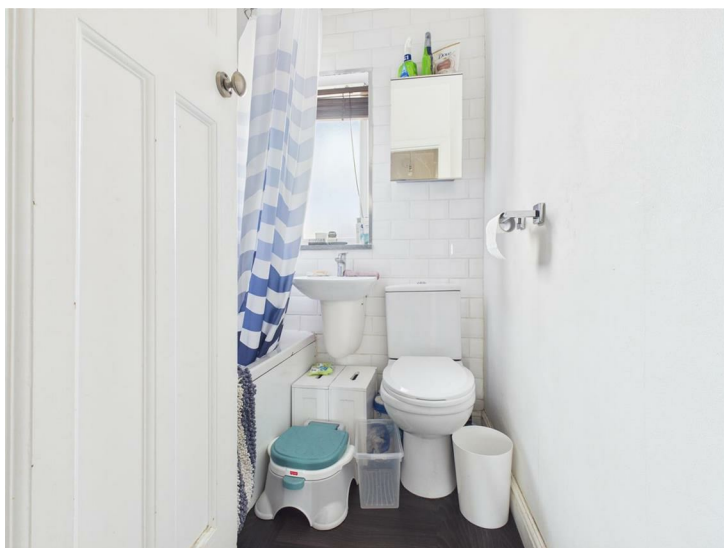
With central heating radiator and double glazed window to rear.



## Bathroom

5'4" x 5'3" (1.63 x 1.62)

Appointed with a low flush WC, half pedestal wash handbasin, panelled bath and double glazed window to rear.

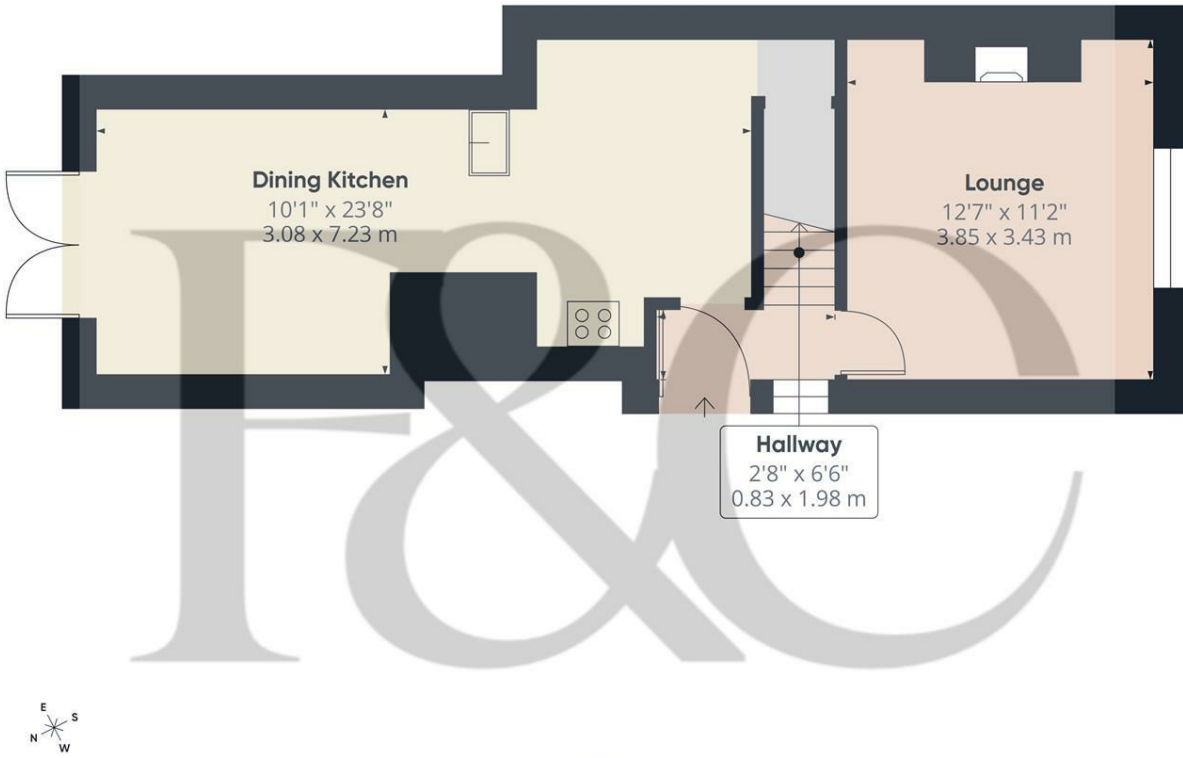


## Outside

To the rear of the property is an enclosed, lawn garden with timber framed summer house. There is a pathway leading down the side of the property. To the front of the property is a good size driveway with electric vehicle charging point.



Council Tax Band A

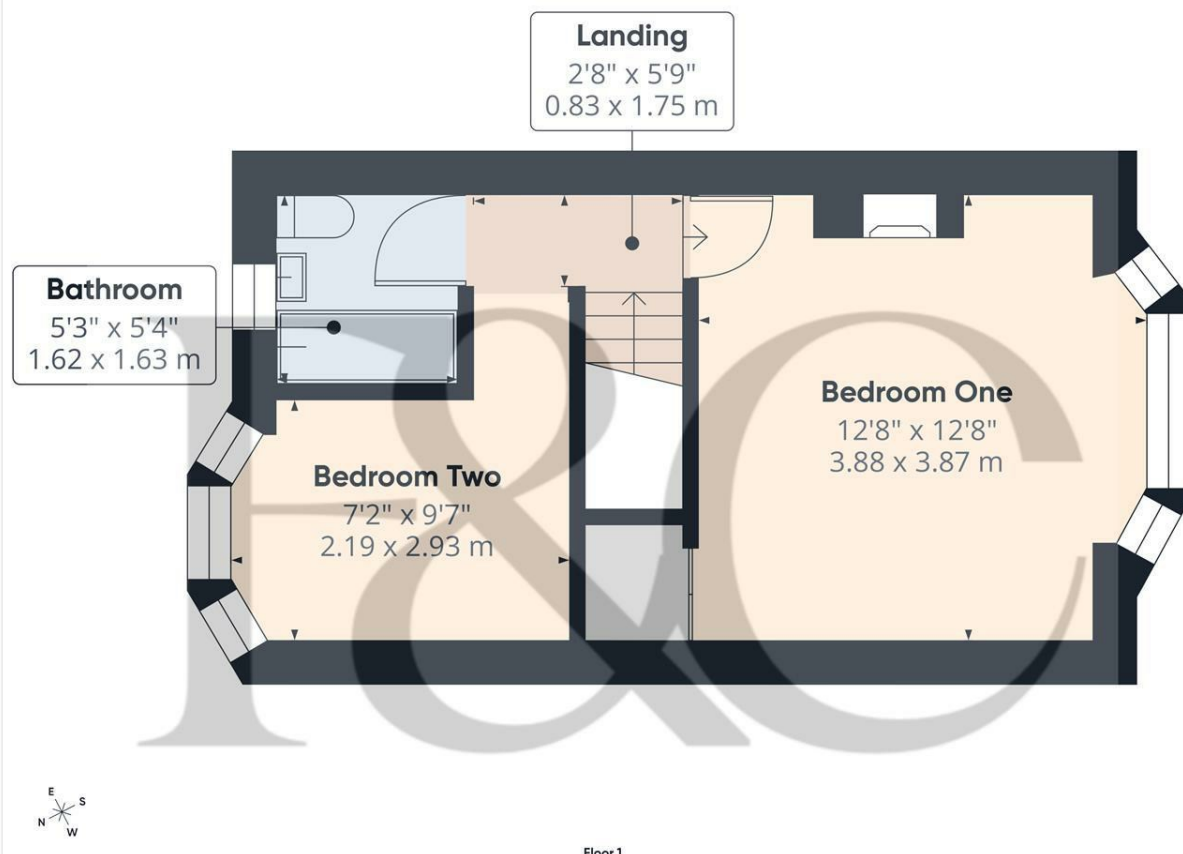


Approximate total area<sup>(1)</sup>  
407 ft<sup>2</sup>  
37.9 m<sup>2</sup>

(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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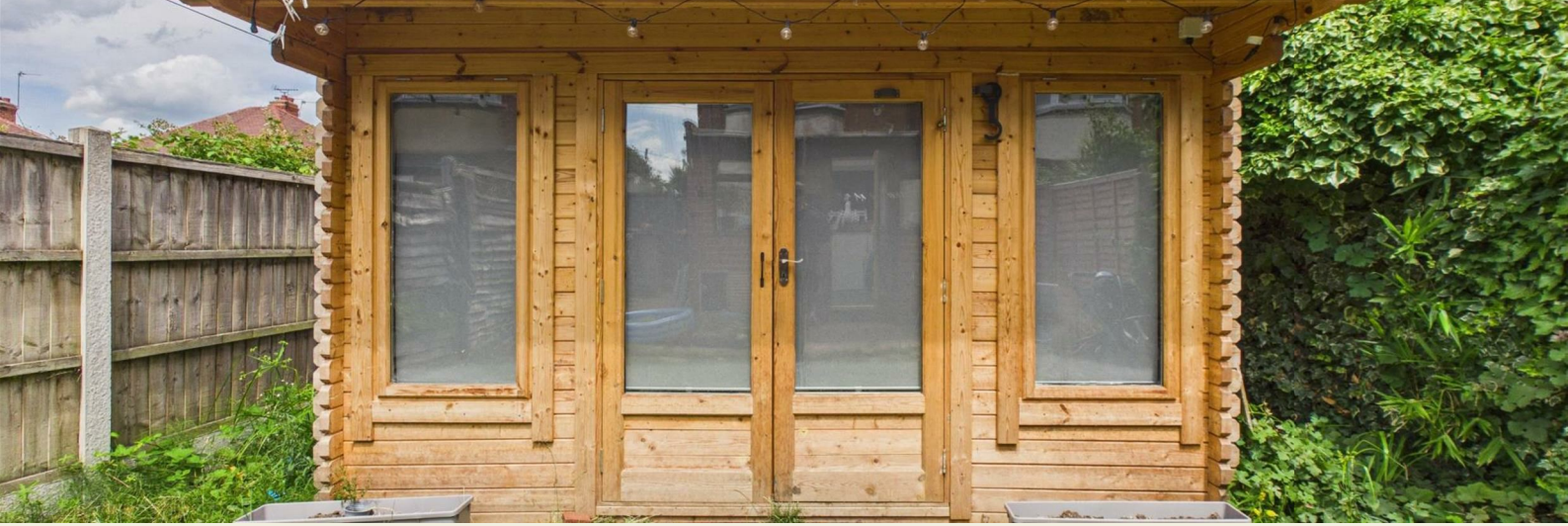


Approximate total area<sup>(1)</sup>  
280 ft<sup>2</sup>  
26 m<sup>2</sup>

(1) Excluding balconies and terraces

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Duffield Office  
 Duffield House  
 Town Street  
 Duffield  
 Derbyshire  
 DE56 4GD

01332 843390  
 duffield@fletcherandcompany.co.uk

Derby Office  
 15 Melbourne Court  
 Millennium Way  
 Pride Park  
 Derby  
 DE24 8LZ

01332 300558  
 derby@fletcherandcompany.co.uk

Willington Office  
 3 The Boardwalk  
 Mercia Marina  
 Findern Lane  
 Willington  
 Derbyshire  
 DE65 6DW

01283 241500  
 willington@fletcherandcompany.co.uk

Nottingham Office  
 2 Broadway  
 The Birkin Building  
 Lace Market  
 Nottingham  
 NG1 1PS

01158 222244  
 nottingham@fletcherandcompany.co.uk

120 Baker Street  
 Alvaston  
 Derby  
 DE24 8SD

Council Tax Band: A  
 Tenure: Freehold



### Energy Efficiency Rating

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