

# Fletcher & Company

14 Strathmore Avenue, Alvaston, Derby, DE24 0FX

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Offers Around £249,950

Freehold

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- Fabulous Spacious Plot with Extensive Garden
- Good Sized Driveway & Useful Outbuilding
- Entrance Hall
- Fitted Guest Cloakroom
- Through Lounge/Dining Room
- Fitted Kitchen
- Conservatory
- Three First Floor Bedrooms & Shower Room
- Viewing Recommended
- Close to Excellent Transport Links





## Summary

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A tastefully presented, extended, three bedroom, semi-detached bay fronted residence occupying a popular location in Alvaston.

The property features double glazed and gas central heated accommodation and comprises entrance hall, fitted guests cloakroom, through lounge/dining room, conservatory and extended kitchen. The first floor landing leads to three bedrooms and a well-appointed shower room.

The property benefits from a good sized driveway to the front with useful storage/workshop to the side. To the rear is an extensive lawn, garden ideal for a family, featuring an attractive stone patio immediately off the conservatory, well-stocked borders, further artificial grass play area to the foot of the garden and a shed.

# F&C

## **The Location**

Alvaston is a popular residential location with an excellent range of amenities close at hand. These include a varied selection of shops and facilities, schooling at all levels, a regular bus service into Derby City centre, easy access to major local employers as well as Elvaston Castle Country Park and fast access to the A50 leading to the M1 motorway, Nottingham and East Midlands airport.

## **Accommodation**

### **Ground Floor**

#### **Entrance Hall**

14'6" x 3'3" (4.44 x 1.00)

A panelled and glazed entrance door with double glazed sidelights provides access to hallway with central heating radiator and staircase to first floor with small understairs storage cupboard.

#### **Fitted Guest Cloakroom**

5'1" x 2'3" (1.57 x 0.70)

Appointed with a low flush WC, corner wash handbasin with partly tiled surrounds, central heating radiator and double glazed window to side.

#### **Through Lounge/Dining Room**

25'4" x 15'10" x 10'11" x 6'9" (7.73 x 4.84 x 3.33 x 2.08)

## Lounge Area

Having feature fireplace with decorative surround and gas fire, central heating radiator, wood effect flooring, decorative coving, double glazed box Bay window to front and open access to dining area.



## Dining Area

With central heating radiator, wood effect flooring, decorative coving and double glazed French doors to the conservatory.



### **Conservatory**

13'8" x 7'3" (4.17 x 2.22)

A brick based construction with double glazed windows and French doors to garden, central heating radiator and wood effect flooring.



### **Extended Kitchen**

Comprising wood block effect preparation surfaces with tiled surrounds, inset stainless steel sink unit with mixer tap, gloss and finish base cupboards and drawers, complementary wall mounted cupboards, induction hob with built-in oven beneath and extractor hood over, integrated dishwasher, appliance space suitable for washing machine and fridge freezer, what effect flooring, double glazed window to rear and panelled and double glazed door to side.



### **First Floor Landing**

5'9" x 3'9" (1.77 x 1.15)

A semi-galleried landing with feature balustrade and double glazed window to side.

### Bedroom One

14'0" x 10'6" (4.27 x 3.22)

Having a central heating radiator and double glazed box bay window to front offering a pleasant open outlook.



### Bedroom Two

11'0" x 10'8" (3.37 x 3.26)

With central heating radiator and double glazed window to rear.



### Bedroom Three

6'8" x 6'4" (2.04 x 1.95)

Having a central heating radiator and double glazed window to front.



### **Superbly Appointed Shower Room**

7'10" x 6'3" (2.41 x 1.92)

Fully tiled with a stylish white suite comprising a low flush WC, bidet, vanity unit with wash handbasin and drawers beneath, shower cubicle, chrome towel radiator and double glazed window to rear.

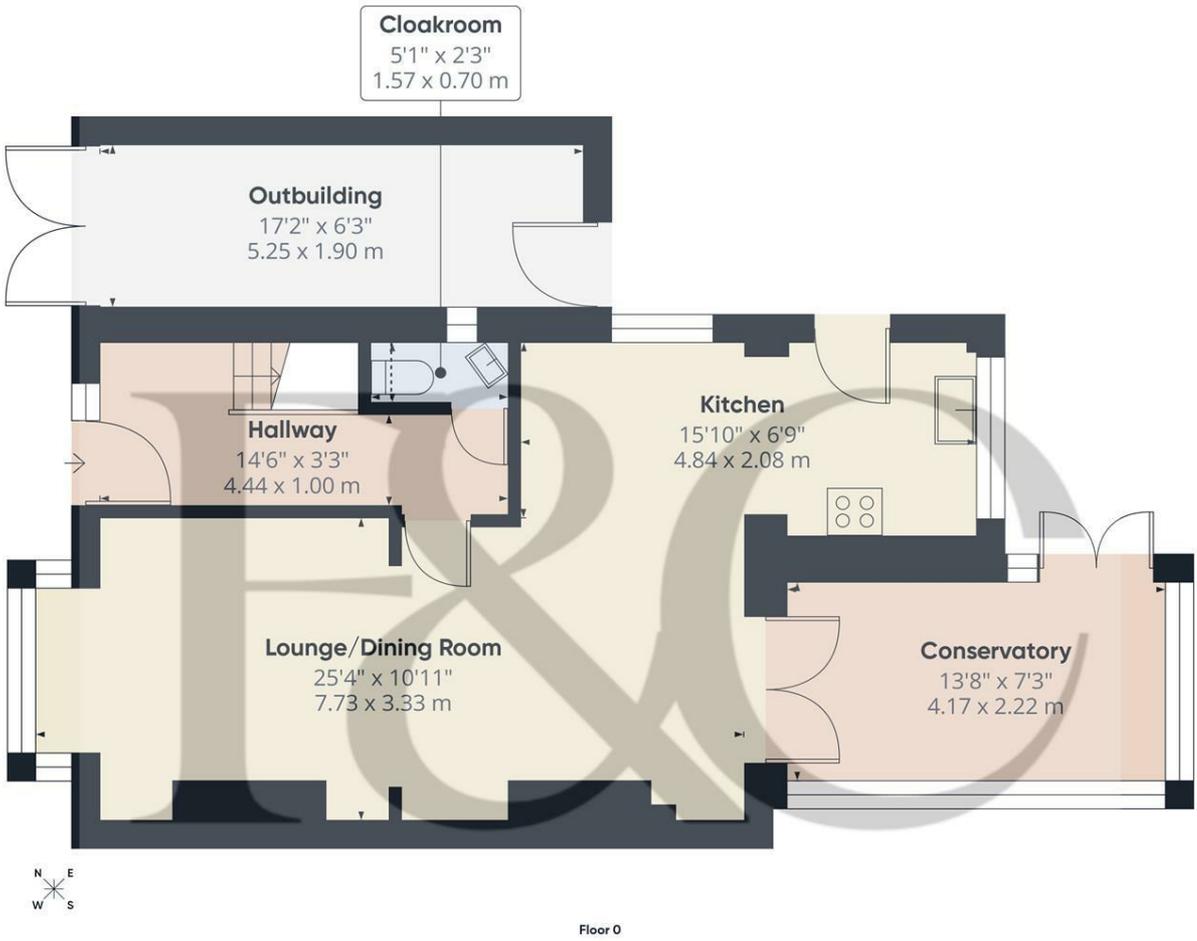


## Outside

The property is set back behind a driveway providing off-road parking for at least two vehicles and the access to the useful attached outbuilding. To the rear of the property is a fabulous, spacious garden ideal for a family with extensive stone terrace/patio, long lawn, herbaceous borders containers plants and shrubs, artificial grassed area ideal for a trampoline beyond which is a shed which is included in the sale.



Council Tax Band B



**Approximate total area<sup>(1)</sup>**  
669 ft<sup>2</sup>  
62.2 m<sup>2</sup>

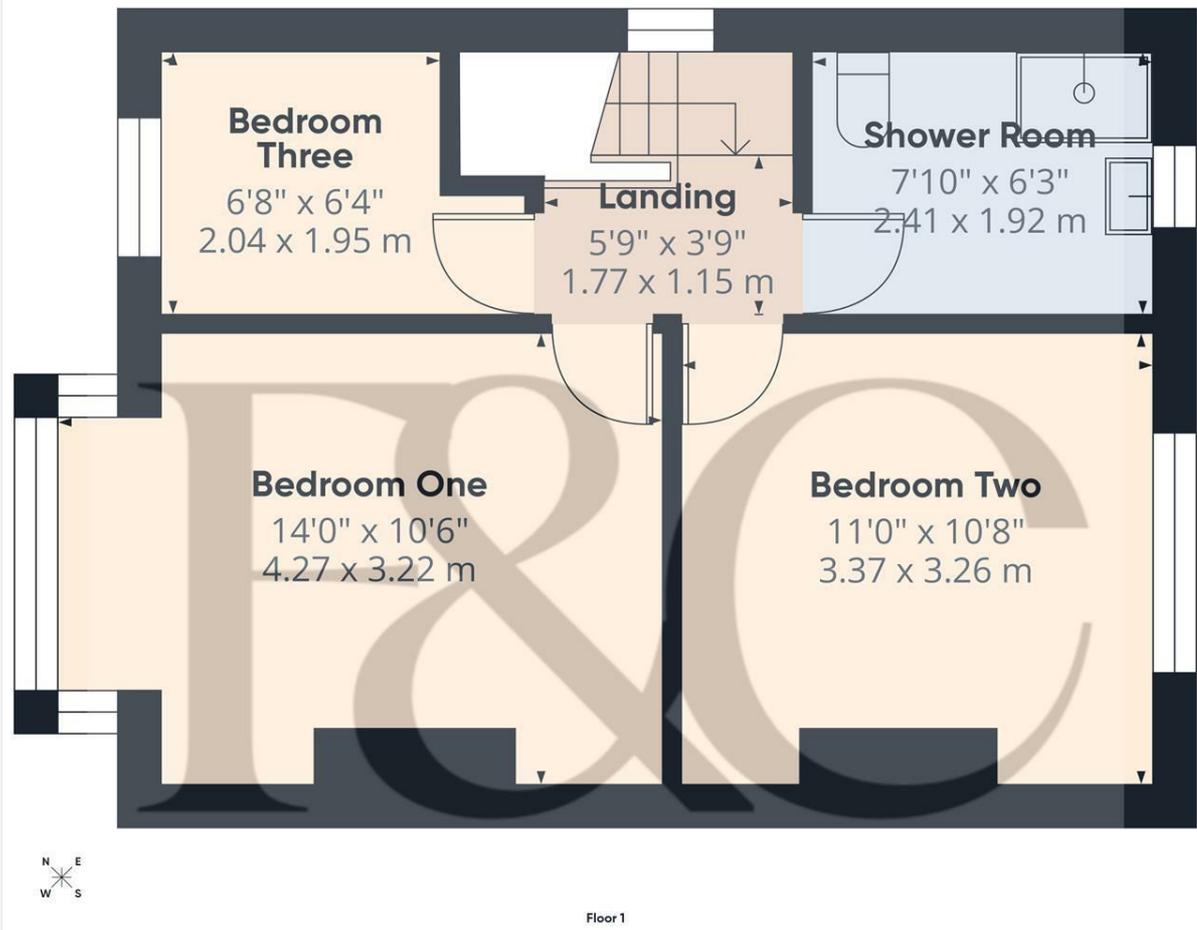
**Reduced headroom**  
2 ft<sup>2</sup>  
0.1 m<sup>2</sup>

(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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**Approximate total area<sup>(1)</sup>**  
364 ft<sup>2</sup>  
33.9 m<sup>2</sup>

(1) Excluding balconies and terraces

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DE24 0FX

Council Tax Band: B  
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>		<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</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	

