

Garth Crescent

Alvaston, Derby, DE24 0GX

John 
German



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£220,000

Attractive double fronted detached bungalow with scope to improve. Standing well back from the road on a generous plot with gardens to front and rear, extensive parking and a large detached garage.

NO UPWARD CHAIN

Entrance to the property is via a storm porch that leads on to a nicely proportioned central hallway with doors leading off to all of the main rooms.

To the front is a double aspect living room with lots of natural light coming from the bay window overlooking the front elevation and an additional window to the side. The focal point of the room is a stone fireplace with plinths to either side and a gas fire.

On the opposite side of the hallway is the master bedroom again with a bay window to the front and fitted wardrobes.

Bedroom two has patio doors opening out onto the rear garden making this a multi purpose space ideal for a range of different uses in addition to providing a spare bedroom. Storage has been built along one wall that is concealed by curtains.

The main bathroom is fitted with a full four piece suite comprising low flush WC, pedestal hand wash basin, panelled bath and shower enclosure. It is extensively tiled with a window to the rear.

The dining kitchen overlooks the rear garden and is fitted with a range of base and eye level units with roll edge worksurfaces, inset sink unit and tiled splashbacks together with a built-in eye level double oven and gas hob with extractor hood over. There is space for a washing machine and a built-in pantry cupboard has shelving.

The rear entrance lobby opens out to the side and features a large built-in storage cupboard.

Outside the property sits back from the road behind a low boundary wall and a lawned front garden. A tarmac driveway leads around to the side of the property with gated access to further parking and the large brick built garage that measures 13'10" x 20' with up and over vehicular door and courtesy door. Power and lighting connected. The rear garden has a good sized lawn with patio and seating areas beyond surrounded by mature planted beds and borders.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

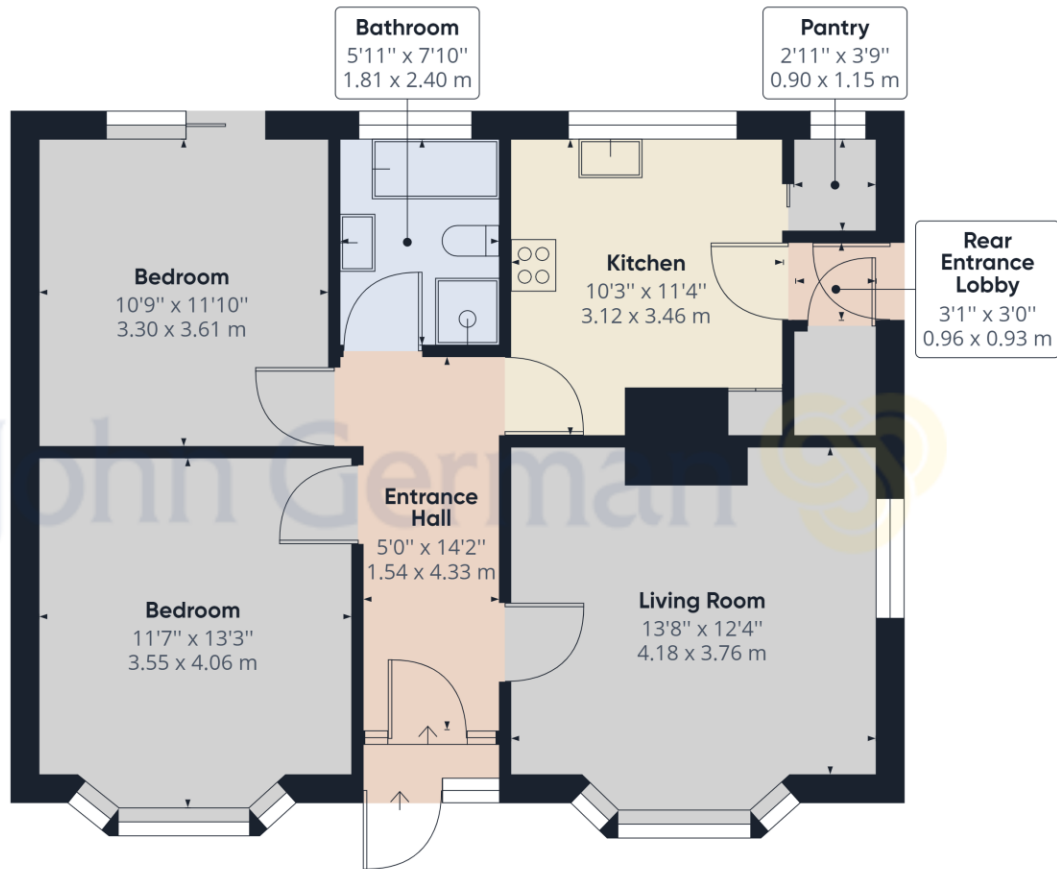
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.derby.gov.uk

Our Ref: JGA/13062022

Local Authority/Tax Band: Derby City Council / Tax Band C







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Approximate total area⁽¹⁾
750.16 ft²
69.69 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

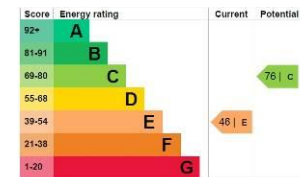
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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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