



Anderson Street  
Alvaston

Offers Over £210,000





# Anderson Street Alvaston

This three-bedroom semi-detached property is situated in the highly sought-after area of Alvaston. Offering ample off-street parking, including a paved driveway that can accommodate multiple vehicles, as well as a detached garage and a generous-sized outbuilding, this property provides all the necessary amenities for modern living.

The ground floor of the property features a well-proportioned lounge area and a spacious kitchen diner. The kitchen area offers enough space for a small dining table, perfect for enjoying meals with family and friends. Additionally, the ground floor is complete with a modern bathroom, which includes a P-shaped bath with an overhead shower, a wash basin with fitted drawers, and a WC.

Heading upstairs, the master bedroom boasts a generous size and benefits from a fitted storage cupboard. The second bedroom is also a double room, offering ample space, while the third bedroom is a comfortable single room that can easily accommodate a bed or be transformed into a home office, if desired.

Outside, the property offers a delightful frontage that is accessed through iron gates. The paved driveway can accommodate approximately six vehicles, offering plenty of space for those with multiple cars. In addition, there is a detached single garage, providing further convenient parking options.

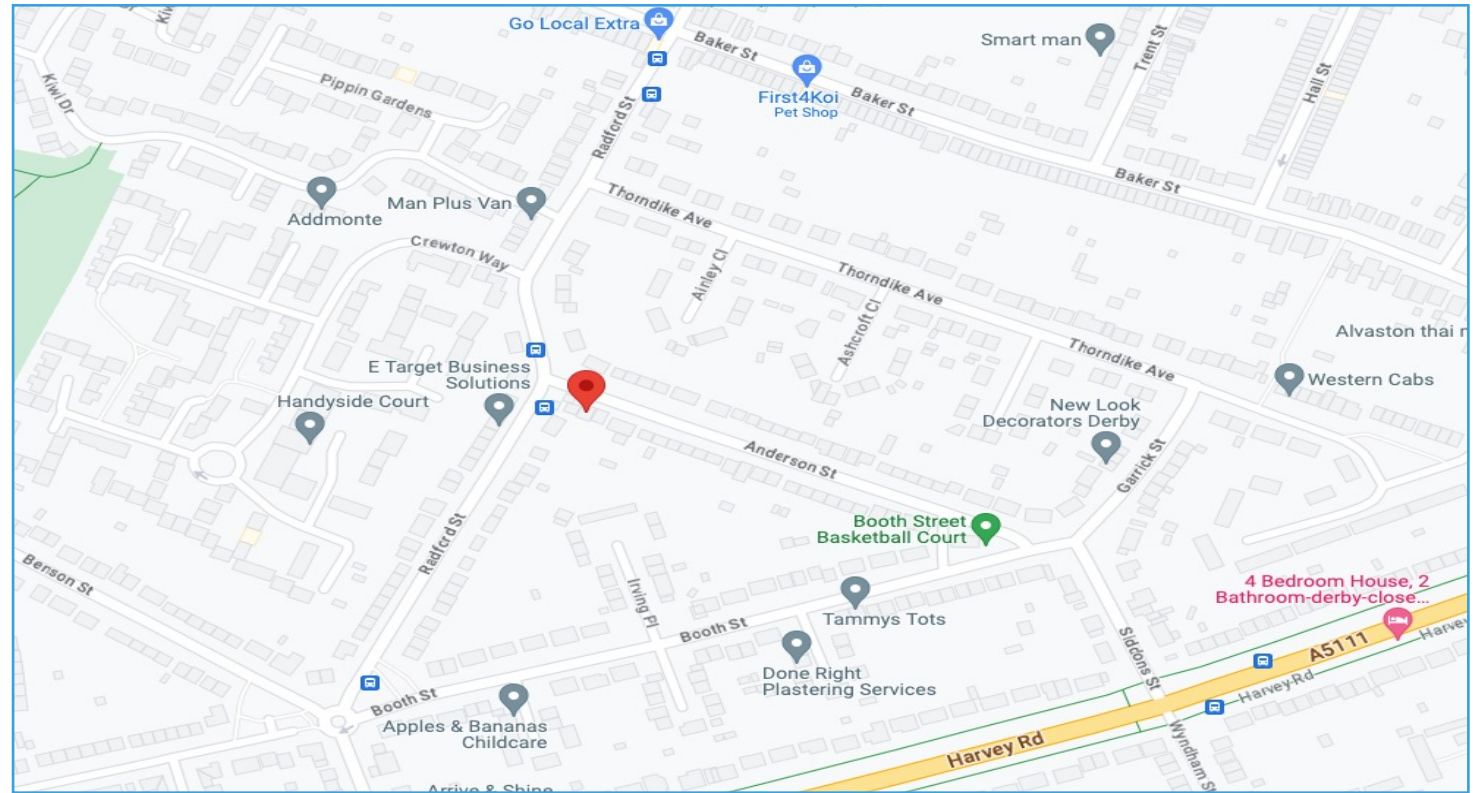
The real highlight of the outside space is the low maintenance rear area. The paved space at the back of the property offers an ideal spot for outdoor seating and entertaining. Ascending a few steps, a level above the main patio, leads to a large outbuilding measuring approximately eight metres by five metres.



This versatile outbuilding presents endless possibilities, whether it be utilised as a home office, a gym, or even a bar. It is worth noting that all internal fixtures within the outbuilding are not included in the sale.

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Positioned in a highly sought-after location, this property is within walking distance to Pride Park, making it ideal for football enthusiasts or those simply looking to enjoy the vibrant energy of the area. With easy access to the A6, A50, and A52, commuting to nearby towns and cities is effortless.



## EPC Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



### Help for buyers

To help your purchase go smoothly we can recommend trusted local mortgage advisors and solicitors



### Help for sellers

If you're thinking of selling, we'd love to help you.

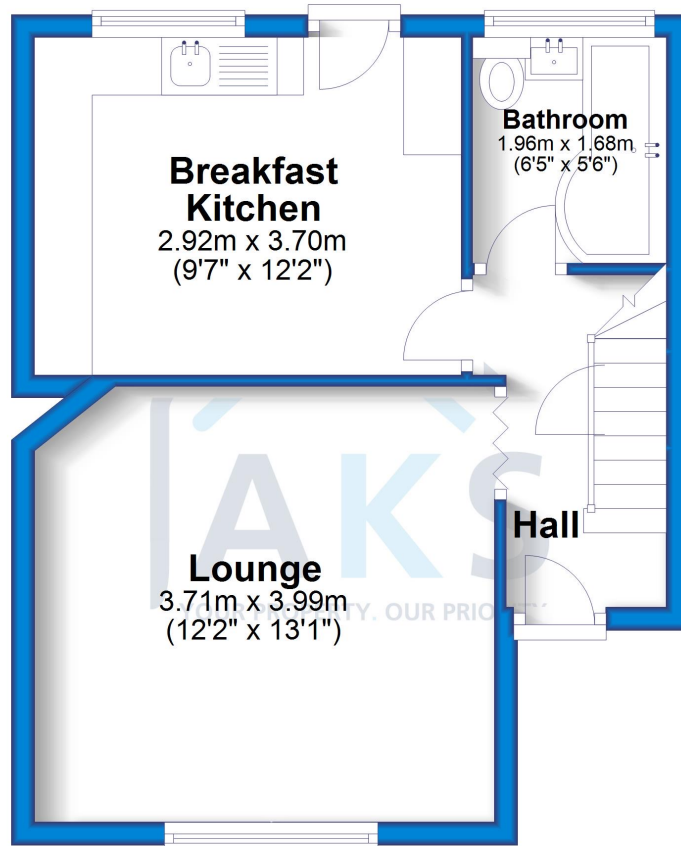




# The Floor Plan

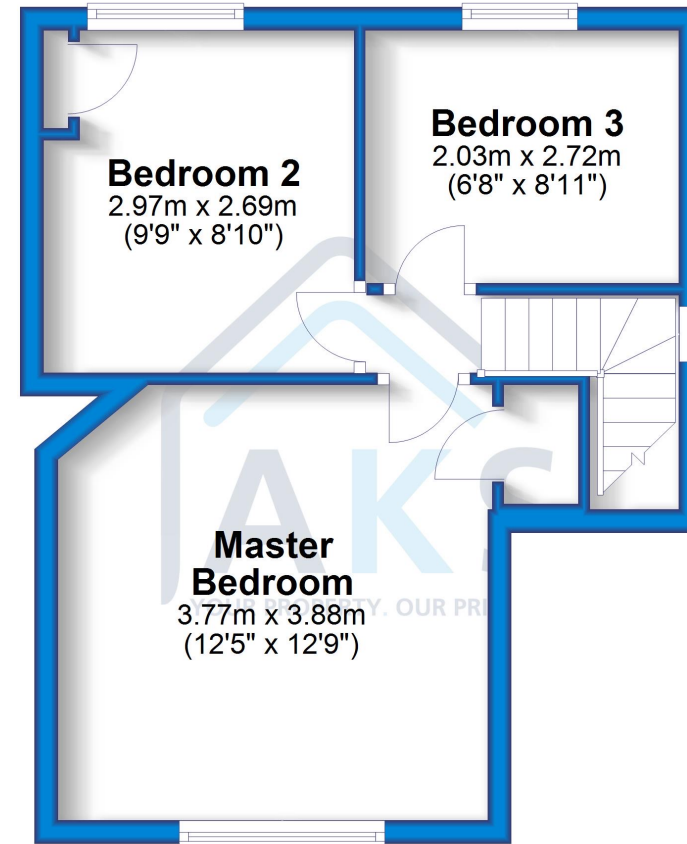
## Ground Floor

Approx. 34.2 sq. metres (367.6 sq. feet)



## First Floor

Approx. 32.0 sq. metres (344.4 sq. feet)



Total area: approx. 66.1 sq. metres (712.0 sq. feet)

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 The Property Ombudsman

 AKS

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.