

Wilmington Avenue, Alvaston

aksresidential.com

Offers in excess of
£200,000



This property at a glance:



Watch the video



Wilmington Avenue, Alvaston



Andrew says:

Discover elegance in Alvaston, Derby!

“This is a beautiful home and I love the work the seller has done to this. Putting cladding on the conservatory roof and adding a radiator makes it a useable room all year round and looks out onto the south facing garden too! It really adds a great amount of extra space to the home. The door from the garden into the garage is also really useful. Being in a really quiet area, this is a lovely home which I’m sure won’t be around for long!”



aksresidential.com

Wilmington Avenue, Alvaston



Did you spot...

The large conservatory giving extra downstairs living space



A message from the seller:

"I have lived here for 28 years and will be very sad to leave. I have brought my family up here from small children and it is a great environment/area for a family with growing children. The local park is a 2-minute walk away and I have always found the area quiet and safe for children to play. I have had the same neighbours either side of the property for over 20 years and always got on well. The local schools are in easy walking distance too. In essence, it is a lovely area to live and the inside of the property has been completely re-carpeted & re-decorated throughout in the last 3 years. I am now at a point where I am looking to downsize."





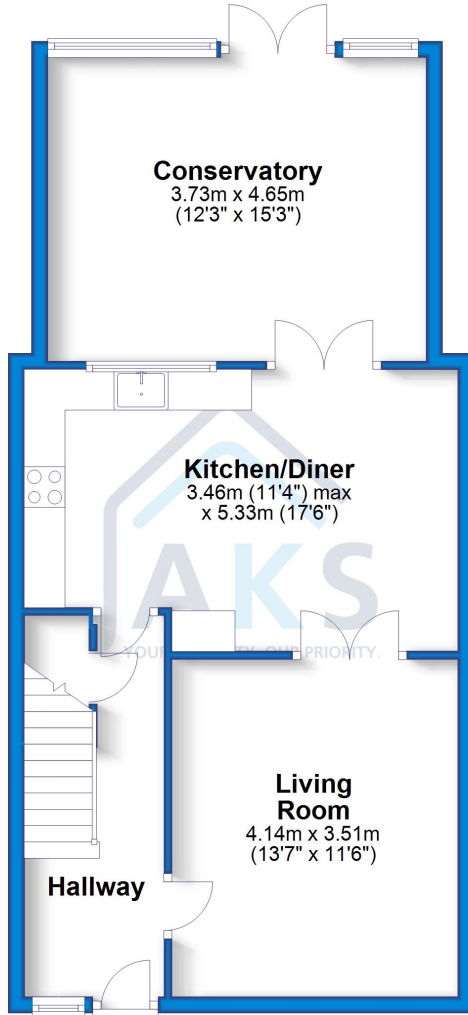
Floor Plan



aksresidential.com

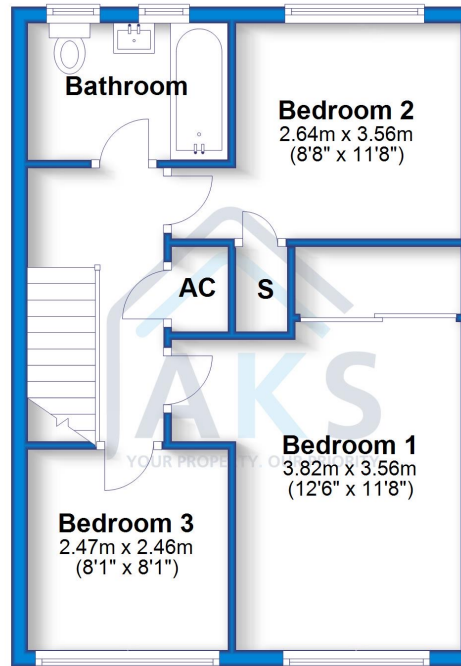
Ground Floor

Approx. 58.8 sq. metres (632.6 sq. feet)



First Floor

Approx. 39.4 sq. metres (424.2 sq. feet)



Total area: approx. 98.2 sq. metres (1056.9 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Don't miss out on the chance to own this incredible property!

To book a viewing with **Andy** call **01332 30 30 30**

Click [here](#) to watch the property video



Key Features:

- Garage and Driveway Parking To The Rear
- Large Conservatory
- South Facing Garden
- Open Plan Kitchen Diner
- Fitted Wardrobes to Master Bedroom
- EPC Rating D



About the area:

Alvaston is a popular suburb of Derby, with frequent and easy access into the City Centre through the local public transport links. Pride Park is in the vicinity of the area which has an array of shops, Pride Park Stadium and access to Derby Train Station.

For travelling, within a 5-minute drive you are onto the A6, leading towards the A50, A52 and M1.



Schools:

It is within walking distance to Lakeside Primary School. Noel Baker and Merrill College are the local secondary schools which are also in walking distance.