

# Thorndike Avenue

Alvaston, Derby, DE24 8NY



Lovely starter home with well laid out accommodation located in a quiet cul-de-sac location close to great amenities and transport links.

£155,000

John German 

The property benefits from central heating and uPVC double glazing, is well presented and ready to move into and offered for sale with no upward chain.

Entrance to the property is via an entrance lobby with stairs rising to the first floor and a door leading into the ground floor living spaces.

The lounge overlooks the front with a picture window and a gas fire with a stone surround forms the focal point of the room.

To the rear is a fully fitted breakfast kitchen with a range of co-ordinating base and eye level units with roll edge worksurfaces, a matching breakfast table, inset stainless steel sink unit, tiled splashbacks, space for appliances, built-in pantry cupboard housing a wall mounted central heating boiler, understairs storage cupboard and window to the rear. A glazed entrance door opens into the uPVC double glazed rear porch that has a matching entrance door leading out onto the rear patio.

On the first floor stairs lead to the landing with doors leading off to the bedrooms and bathroom that is fitted with a three piece suite comprising low flush WC, pedestal wash basin and a panelled bath with shower over, window to the rear.

Bedroom one has two windows overlooking the front elevation and an extensive range of fitted bedroom furniture including wardrobes drawers and a dressing table.

Bedroom two has a window overlooking the rear garden and built-in wardrobes with sliding doors.

Outside to the front of the property there is a gravelled frontage with space for one vehicle off road. A passage to the side of the property leads to the rear garden with a paved patio leading onto a cottage style garden with pathways and flowerbeds. There is a timber garden shed at the end of the plot and close to the house is a brick built and partially clad outhouse with power connected providing great storage and currently housing a freezer and tumble dryer.

The property is conveniently located for Alvaston and its amenities including shops, schools and transport links together with easy access for Derby City Centre, and offers excellent road links for the A50 leading to the M1 motorway and Nottingham East Midlands Airport.

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

**Property construction:** Traditional

**Parking:** Gravelled frontage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

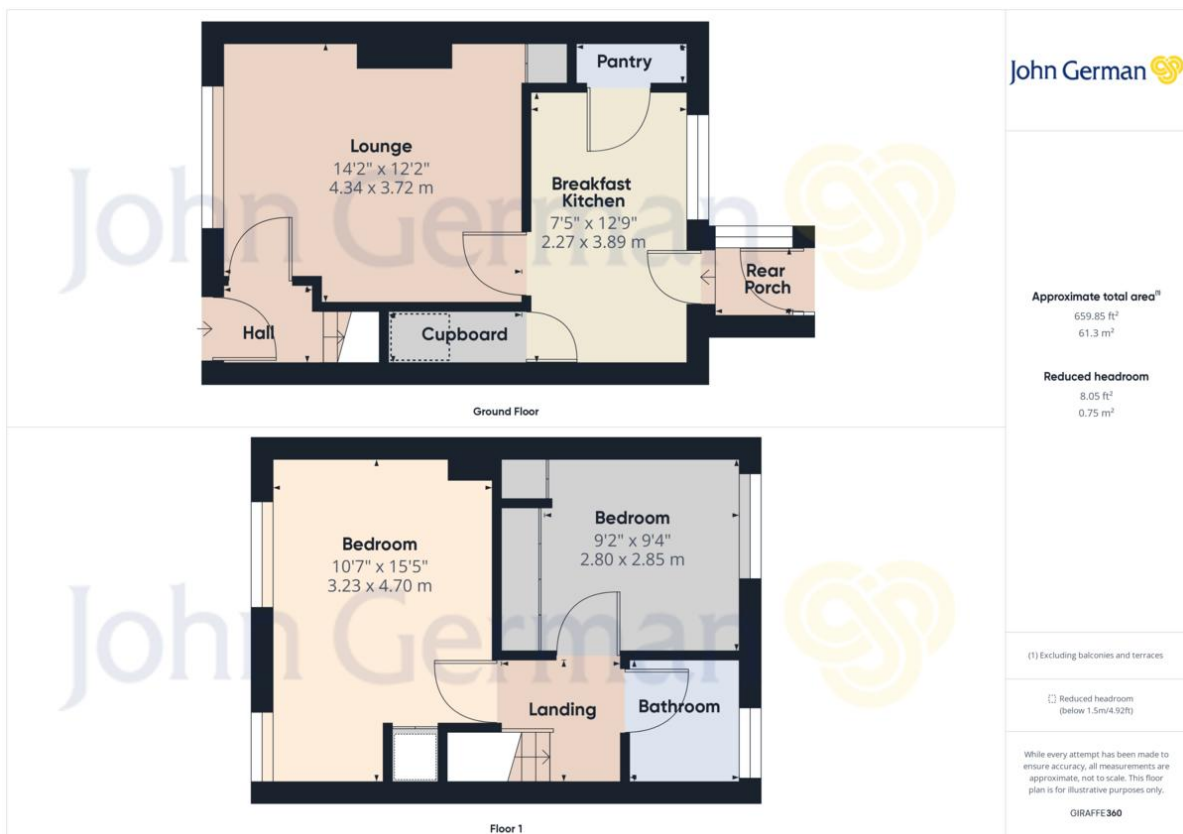
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Derby City Council / Tax Band A

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/28052024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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