

Moorhead Avenue

Alvaston, Derby, DE24 0AT



This lovely bay fronted period home is located in the centre of Alvaston with easy access to an excellent range of local amenities and superb transport links. Perfect for first time buyers and young families.

£215,000

John German 

Centrally heated double glazed the extended accommodation comprises in brief entrance porch, hallway, bay fronted Dining Room, generous Lounge, Kitchen fitted, three bedrooms and first floor bathroom. Low maintenance gardens to front and rear, long driveway leading to a detached garage.

Boulton Lane is very well situated for Alvaston and its range of shops and transport links, together with excellent road access for the A52, A50, M1 motorway and Nottingham East Midlands Airport. The property is offered for sale with no upward chain and simply must be viewed.

Entrance to the property is via a uPVC double glazed entrance door opening into a shallow porch with shoe storage and a hardwood glazed entrance door opening into the hallway. Stairs rise to the first floor landing with under stairs storage and internal doors lead off to the ground floor living spaces.

To the front of the property is a lovely large bay fronted dining room with a sleek modern fireplace.

The lounge has a full height picture window overlooking the rear garden and feature fireplace with inset gas fire stone surround and marble back and hearth.

The kitchen is fitted with a comprehensive range of base and eye level units with roll edge worksurfaces inset stainless steel sink unit with mixer tap, tiled splashbacks, leaving spaces for a gas cooker, washing machine and fridge freezer, window to rear and side entrance door.

On the first floor stairs lead to a central landing with a window to the side with loft access with pull down ladder.

There are two double bedrooms both with fitted wardrobes and a third bedroom single bedroom.

Completing the accommodation is the family bathroom which is fitted with a three piece suite comprising low flush WC, pedestal washbasin and a panelled bath. Ceramic tiling to half wall height window to rear.

Outside the property is set back from the road behind a brick boundary wall with double wrought-iron gates providing access to a long driveway leading along the side of the property to a detached single garage. The front and rear gardens are both designed for easy maintenance with a combination of paving and gravelled pathways set with specimen shrubs and ornamental borders.

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

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains

(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 B

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

Our Ref: JGA21062024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



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Agents' Notes

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