

Thorndike Avenue, Alvaston, Derby
Offers in excess of £149,995



4 Thorndike Avenue, Alvaston, Derby, DE24 8NZ

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A thoughtfully upgraded larger than average semi detached family home occupying a substantial mature south facing plot and situated in this popular residential locality. A full inspection will reveal a well cared for property benefiting from gas central heating together with UPVC double glazing. In brief; reception hall, lounge / dining room, kitchen with side vestibule with outbuildings. On the first floor a landing leads to three bedrooms, separate wc and bathroom. Outside is off road car parking and established gardens.

Canopied Storm Porch

To:-

Reception Hall

Having UPVC opaque double glazed entrance door with matching window, laminated wood effect floor, radiator and staircase to first floor.

Lounge/Dining Room 21'11 x 13'1 reducing to 9' (6.68m x 3.99m reducing to 2.74m)



The focal point of the room being the feature contemporary style fire surround with granite hearth and matching back plate, pebbled effect electric living flame fire, television and media connection points, laminated wood effect floor, radiator, UPVC double glazed window and UPVC double glazed sliding patio door giving views and access over the south facing rear garden.



Kitchen 12'3 x 9'11 maximum (3.73m x 3.02m maximum)



Having a range of fitted cupboards with laminated working surfaces, inset four ring hob with electric oven and grill, inset stainless steel sink top with side drainer, hot and cold mixer tap, ceramic tiled floor, walk in pantry, radiator, space and plumbing for dish washer, UPVC double glazed window to front aspect and timber and glazed door to out buildings.

First Floor Landing

With access to roof space, airing cupboard (housing the wall mounted combination gas boiler providing instant domestic hot water and gas central heating) and UPVC double glazed window to front aspect.

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Bedroom One 11'3 x 11'3 plus wardrobe depth (3.43m x 3.43m plus wardrobe depth)



Having two built in wardrobes, radiator, television connection point and UPVC double glazed window to rear aspect.



Bedroom Two 11'8 x 9'3 (3.56m x 2.82m)



Having radiator and UPVC double glazed window to rear aspect.

Bedroom Three 9'5 x 7'11 maximum (2.87m x 2.41m maximum)



Having bulk head storage cupboard, radiator, ceiling halogen down lighters and UPVC double glazed window to front aspect.

Separate WC



Having white low flush wc with polished ceramic tiled splash back, contrasting ceramic tiled floor and UPVC opaque double glazed window to side aspect.

Bathroom



Having modern white two piece suite comprising; pedestal wash hand basin, deep panelled bath with feature fixed head mains fed drench shower together

with hand held shower attachment, ceiling extractor fan, complimentary polished ceramic tiled walls with contrasting floor, chrome heated towel rail and UPVC opaque double glazed window to side aspect.

Outside



The property occupies a large mature south facing plot in this popular residential locality. The front garden is enclosed by close panel fencing with shaped lawn with an adjacent block paved pathway together with a driveway gives car standing space. To the side of the property is a hallway with UPVC double glazed windows to both front and rear garden with a ceramic tiled floor and has a series of out buildings off. A guest cloak room/wc (having white low flush wc with ceramic tiled walls, floor, radiator and UPVC double glazed window to rear aspect). A large laundry room (measuring 6'6 x 6'1) has a ceramic tiled floor, space and plumbing for automatic washing machine with fitted base cupboard and laminated rolled edge working surface together with a large full height store room. The rear garden is south facing, enclosed by panelled fencing, laid to a full width shaped lawn with large Indian sand stone patio area, shrubbed borders and cold water tap.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Potential	Current	Potential	Potential	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A (92-100)		81	A (92-100)		80
B (81-91)			B (81-91)		
C (69-80)			C (69-80)		
D (55-68)		62	D (55-68)		59
E (39-54)			E (39-54)		
F (21-38)			F (21-38)		
G (1-20)			G (1-20)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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