



6 Kelmoor Road, Alvaston, Derby, Derbyshire, DE24 0PJ

Offers In Excess Of £170,000

- Superb Extended Semi-Detached Home
- Tasteful Neutral Presentation
- Stunning Open Plan Dining Kitchen
- Three Bedrooms
- Wide Plot & Driveway & Garage
- Comprehensively Upgraded to Quality Specification
- Entrance Hallway, Side Hallway, Utility & WC
- Lounge & Family Room
- Superb Four Piece Contemporary Bathroom
- Delightful South Facing Rear Garden

BEST AND FINAL OFFERS IN WRITING BY THURSDAY 23RD MAY BY 12PM

VIEWING A MUST! - A truly superb extended three/four bedroom semi-detached home with superb open plan dining kitchen and delightful south facing rear garden, occupying this most convenient location close to local shops and amenities. This property has been beautifully presented to a tasteful neutral theme with contemporary fittings throughout, including stunning open plan dining kitchen and superb four piece bathroom suite.

This comprehensively upgraded home has been finished to an impressive specification and improvements of note include an electrical re-wire, recently installed combination boiler gas central heating system and replacement upvc double glazed windows and doors.

The accommodation in brief comprises: entrance hallway, lounge, superb open plan dining kitchen, side hallway, utility room/cloakroom wc, boiler room and family room/bedroom four. The first floor landing leads to three well proportioned three bedrooms and superb re-fitted bathroom with white four piece suite.

Outside the property benefits from a wide plot with low maintenance front garden and driveway leading to single detached garage. There is a delightful sunny south facing rear garden with paved patio area, gravelled seating area and generous lawn with planting borders and walled boundary.

LOCATION

Alvaston is a popular residential suburb of Derby located about 4 miles south east of Derby City centre. It offers a full range of local amenities including shops, supermarket, petrol station, Post office, a regular bus service and a good range of schooling at all levels.

The property is located within easy access of two of the main Rolls-Royce sites and has good road access to the A38, A50 and in turn, the main motorway networks.

A noted place of interest nearby is Elvaston Castle country park with its delightful gardens and country walks.

THE ACCOMMODATION

GROUND FLOOR

Entrance Hallway

9'8" x 6'3" (2.95m x 1.91m)

UPVC obscured double glazed entrance door, staircase to the first floor landing, central heating radiator, telephone point, smoke alarm, contemporary panelled doors to the lounge and superb dining kitchen and useful understairs storage cupboard.



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Lounge

11'11" x 11'10" (3.63m x 3.61m)

TV point, central heating radiator, telephone point and UPVC double glazed French doors giving access to the rear garden.



Superb Open Plan Dining Kitchen

18'6" x 13'11" maximum reducing to 9'11" (5.64m x 4.24m maximum reducing to 3.02m)

Fitted with a range of contemporary white gloss wall, base and drawer units with a handle-less design, roll edge laminated work surfaces with matching splash-backs, integrated SMEG electric oven, Belling halogen four ring hob with glazed splash-back and extractor canopy over, composite sink drainer unit with chrome mixer tap, built-in wine rack, lime oak-effect laminate flooring, recessed LED down-lighters, UPVC double glazed window to the front elevation, UPVC double glazed French doors opening out onto the rear garden and central heating radiator.



Kitchen Area



Dining Area



Pantry

Space for low level fridge, roll-edge laminated work surface, electrical meter and fuse box and UPVC obscured double glazed window.

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Side Hallway

11'7" x 4'6" (3.53m x 1.37m)

Lime oak-effect laminate flooring, central heating radiator, smoke alarm, composite double glazed door to the front, alarm keypad and doors to the downstairs w.c/utility, boiler room and ground floor bedroom four/family room.



Utility Room/WC

8'3" x 2'8" (2.51m x 0.81m)

Ceramic wash hand basin with vanity cupboard, tiled splash-back, low level w.c., plumbing for washing machine, wall mounted cupboard, extractor fan and UPVC obscured double glazed window.

Boiler Room

Lime oak-effect laminate flooring and wall mounted Baxi combination boiler.

Family Room/Bedroom Four

11'6" x 7'1" (3.51m x 2.16m)

TV point, central heating radiator and UPVC double glazed windows to the side and rear elevations.



FIRST FLOOR

Landing

Central heating radiator, smoke alarm, loft access, airing cupboard and UPVC double glazed window to the front elevation.



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Master Bedroom

12'0" into door recess reducing to 10'1" x 11'9" (3.66m into door recess reducing to 3.07m x 3.58m)

Central heating radiator, UPVC double glazed window to the rear elevation and sliding door wardrobes (available by separate negotiation).



Bedroom Two

12'0" into door recess reducing to 9'9" x 11'10" i (3.66m into door recess reducing to 2.97m x 3.61m i)

Sliding door wardrobes (available by separate negotiation), central heating radiator and UPVC double glazed window to the rear elevation.



Bedroom Three

9'0" x 8'5" (2.74m x 2.57m)

Built-in bed over the stairwell, central heating radiator, built-in hanging rails and shelving and UPVC double glazed window to the front elevation.

Superb Contemporary Bathroom

8'6" x 5'6" (2.59m x 1.68m)

Ceramic wash hand basin with vanity unit below, concealed cistern low level w.c., panelled bath with chrome central tap and shower attachment, double-width shower cubicle, porcelain tiled floor and splash-backs, recessed LED down-lighters, extractor fan, heated towel rail and UPVC obscured double glazed window to the side elevation.



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OUTSIDE

Frontage & Driveway

Outside the property benefits from a wide plot with low maintenance front garden and driveway leading to single detached garage.

Single Detached Garage

Up and over front door.

South Facing Enclosed Rear Garden

There is a delightful sunny south facing rear garden with paved patio area, gravelled seating area and generous lawn with planting borders and walled boundary.



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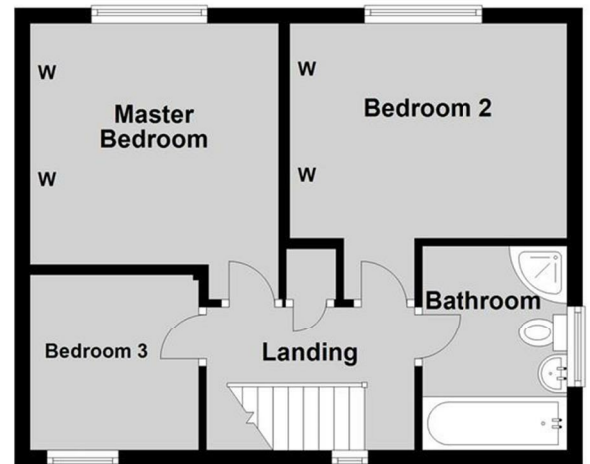
Ground Floor

Approx. 56.5 sq. metres (607.8 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.3 sq. feet)



Total area: approx. 95.8 sq. metres (1031.1 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	82
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	57	79
England & Wales	EU Directive 2002/91/EC 	

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