

# Persian Close

Alvaston, Derby, DE24 1AS



**This modern three bed, three storey end town house is located near the Pride Park Development within Derby, boasting a master bedroom on the top floor with dressing room and en-suite facilities, a fitted kitchen, lounge diner, and detached garage.**

**£190,000**

**John German**

A modern three bed, three storey end town house with a 950ft gross internal area, fitted kitchen, lounge diner, master bedroom with dressing room and en-suite, two further bedrooms with built-in wardrobes, family bathroom, detached garage, off-road parking and located near the Pride Park Development area.

Entrance is via the main entrance door which leads to the hallway, having a storage cupboard and guest cloakroom which has a white suite, comprising wash basin with vanity unit and WC.

The kitchen is fitted with a range of shaker style wooden-effect base and wall mounted units with roll top work surfaces over, 1.5 bowl stainless steel sink and drainer, gas hob with extractor over, electric oven, plumbing for washing machine and dishwasher, and space for fridge-freezer.

The lounge diner is light and airy and has a useful under stairs storage cupboard with French doors opening out into the rear garden.

To the first floor landing, there are two good sized bedrooms, both with fitted wardrobes, as well as a fitted family bathroom with a white suite comprising a bath and wash basin with vanity unit.

The second floor leads to the main master bedroom suite which has fitted cupboards and wardrobes. From here, an opening guides you to the dressing room area with further fitted storage, and a doorway leads to the en-suite including a double width shower cubicle with mixer shower over.

To the front of the property, there is a block paved entrance leading to a gated access and driveway leading down the side to a detached garage with up and over door. The rear garden is mainly lawned with display borders and a patio seating area.

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

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

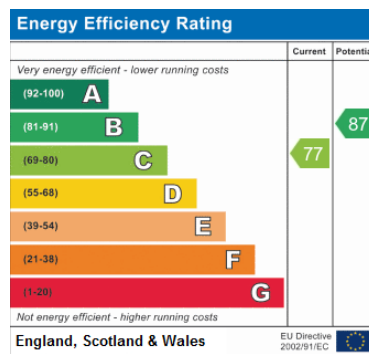
**Our Ref:** JGA/02102020

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









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#### Agents' Notes

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#### Referral Fees

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