



**45 Woodchester
Drive
Alvaston
Derby
DE24 0TN**

**Offers Over
£300,000**

- **MOST SPACIOUS & EXTENDED THREE BEDROOM**
- **DETACHED**
- **LARGE LOUNGE DINER**
- **GOOD SIZE BREAKFAST KITCHEN**
- **THREE BEDROOMS**
- **BATHROOM**
- **GARAGE**
- **LOW MAINTENANCE REAR GARDEN**
- **DRIVE FOR PARKING**

GENERAL INFORMATION

THE PROPERTY

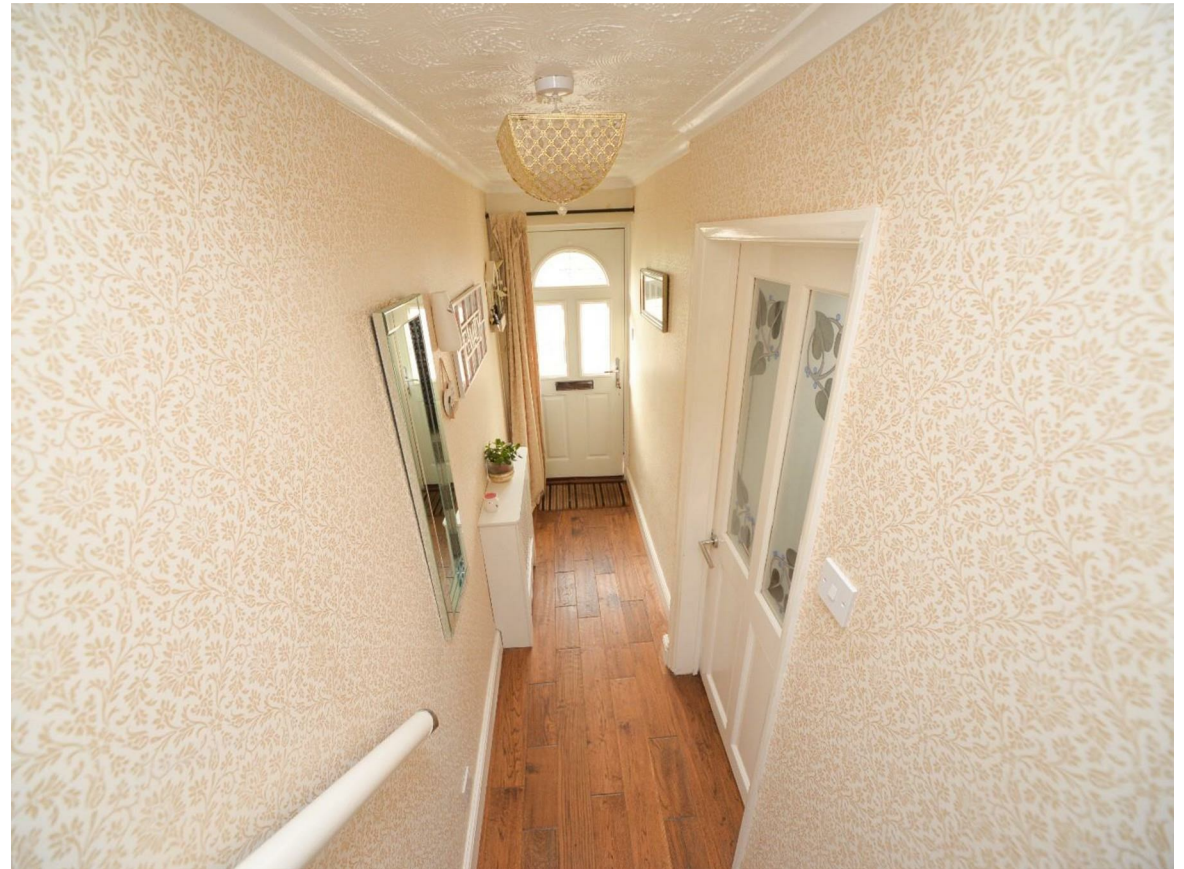
Scargill Mann & Co. is bringing this extended three-bedroom detached residence to the market in a most convenient location. The spacious and extended accommodation includes an entrance hallway, a sizeable dual-aspect lounge diner, and a modern fitted breakfast kitchen.

On the first floor are three bedrooms, two double and one single and bathroom.

Outside, to the front of the property, is a driveway with parking for vehicles, which leads to a garage. To the rear is a landscaped low-maintenance garden with a decked terrace, paved patio, gravel area, and attractive raised pond.

LOCATION

The property offers easy road access to the Derby Ring Road and A50 trunk road and onward to the M1 motorway and East Midlands International Airport.





Alvaston has a good choice of local schools and has local shopping facilities nearby in Alvaston Shopping Centre. Derby city centre, which is easily accessible by car or a regular bus service, offers a broader choice of shopping facilities, including the Cathedral Quarter, which has many hotels, bars and restaurants.

GROUND FLOOR ACCOMMODATION

HALLWAY

LOUNGE

The lounge is a dual aspect room with a large bay window to the front aspect, contemporary pebble living flame gas fire, there are radiators, ceiling light point and door through to the beautifully fitted breakfast kitchen.

BREAKFAST KITCHEN

3.52m max width 2.32m min x 5.43m
(11'6" max width 7'7" min x 17'9")

This attractively fitted kitchen incorporates neutral base cupboards, drawers and matching wall mounted cabinets, Oak worktops are inset with a one and a quarter stainless steel sink and a four ring hob, there is attractive brick surrounds, a window looks out onto the garden, a further door gives access, there is a useful under stair storage cupboard and a further door that opens through to the garage, there is attractive tiled flooring, contemporary style radiator and recessed ceiling down lights, integrated appliances include a oven and dishwasher, there is ample space for an American style fridge freezer and provision for washing machine.

GARAGE

5.05m length x 2.4m width (16'6" length x 7'10" width)

The Worcester Bosch gas central heating boiler is housed here, up and over door, power and light and a loft access point.

FIRST FLOOR ACCOMMODATION

LANDING

1.92m width x 3.15m length (6'3" width x 10'4" length)

Having loft access point, high line window to the rear aspect, coving to ceiling and doors leading off to:

BEDROOM ONE

2.84m to front of wardrobes x 2.70m
(9'3" to front of wardrobes x 8'10")

Having a window to the rear aspect, coving to ceiling and a range of built in



wardrobes providing hanging space and shelving.

BEDROOM TWO

3.74m exc built in wardrobes x 2.55m (12'3" exc built in wardrobes x 8'4")

Has a window to the front aspect, radiator and built in wardrobe providing hanging space and shelving with over head cabinets and dressing table with drawers, ceiling light point and coving to ceiling.

BEDROOM THREE

2.42m width x 2.15m to the window (7'11" width x 7'0" to the window)

Has a window to the front aspect, radiator, coving to ceiling and ceiling light point,

BATHROOM

1.83m to window x 2.24m width (6'0" to window x 7'4" width)

Is fitted with a panelled bath with mixer taps and separate shower over with glazed screen, fitted W.C. and hand wash basin set within a

vanity unit with storage beneath, there are tiled surrounds, recessed ceiling down lights, heated towel rail and an obscure window to the rear aspect.

OUTSIDE

The property sits back off Woodchester Drive behind a block paved driveway providing parking for two vehicles with a gravelled border and herbaceous planting and to the rear is a fully enclosed garden of low maintenance with paved patio, large decked terrace with lighting, raised borders with herbaceous planting, gravelled area and raised fish pond with waterfall,

TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

COUNCIL TAX BAND

Derby City Council - Band C

CONSTRUCTION

Standard Brick Construction

CURRENT UTILITY SUPPLIERS

Gas

Electric

Oil

Water - Mains

Sewage - Mains

Broadband supplier

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>



SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 01/2024) DRAFT

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LETTINGS OFFICE

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