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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Brading Close, Alvaston, Derby, Derbyshire , DE24 0UW
£270,000



FEATURES:

- THREE BEDROOMS
- DETACHED HOME
- IDEAL FAMILY HOME
- DETACHED GARAGE AND DRIVEWAY
- TWO RECEPTION ROOMS
- DOWNSTAIRS WC
- ENCLOSED REAR GARDEN
- VIEWING ESSENTIAL
- CLOSE TO LOCAL SHOPS
-

COUNCIL TAX BAND: C EPC RATING: C

Entrance Hallway

Door to lounge and downstairs WC, window to side aspect.

Downstairs WC

Window to side aspect, two piece suite comprising of WC and hand wash basin, radiator.

Lounge

4.37 m x 4.34 m (14'4" x 14'3")
UPVC window to front aspect, feature fireplace, radiator, door to kitchen.

Kitchen

4.37 m x 3.91 m (14'4" x 12'10")
UPVC window and door, fitted kitchen with base and wall units, work top, sink unit, part tiled walls, integrated oven, hob and extractor above, integrated fridge, plumbing for washing machine, under stairs storage cupboard, radiator, door to dining room.

Dining Room

3.91 m x 2.79 m (12'10" x 9'2")
UPVC french doors to rear, laminate flooring, radiator, stairs to first floor.

First Floor Landing

Doors to bedrooms and bathroom,

loft access, radiator.

Bedroom One

4.37 m x 3.91 m (14'4" x 12'10")
UPVC window to front, radiator, wardrobes

Bedroom Two

3.56 m x 2.64 m (11'8" x 8'8")
UPVC window to rear aspect, radiator.

Bedroom Three

2.95 m x 2.21 m (9'8" x 7'3")
UPVC window to front aspect, radiator, shower cubicle.

Bathroom

UPVC window to rear aspect, panelled bath, hand wash basin, part tiled walls, radiator.

WC

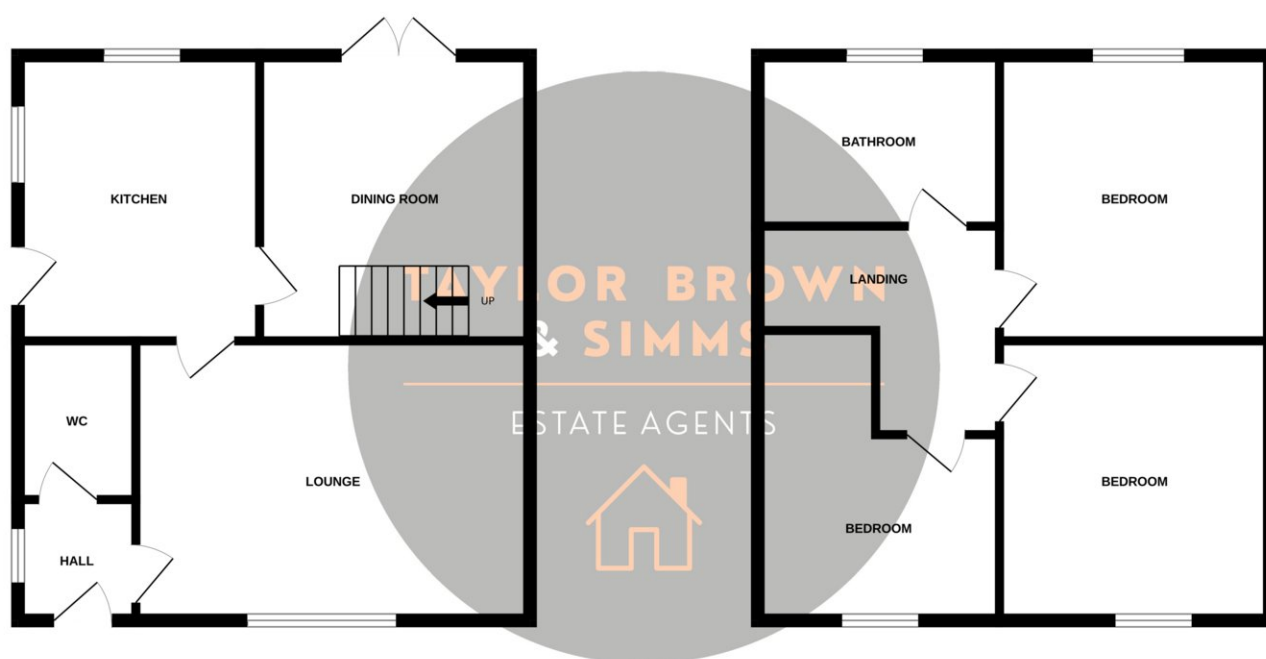
double glazed window to side, WC.

Outside

To the front of the property is ample off street parking leading to a single detached garage and gated access to the rear garden. To the rear is a patio area, lawned garden and being enclosed via panelled fencing.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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