



Crayford Road  
Alvaston DERBY



## Property Description

Situated in a popular residential area of Alvaston, this well-presented three-bedroom mis-terrace property offers spacious and versatile accommodation throughout, making it an ideal purchase for first-time buyers, families, or investors alike.

The property benefits from an entrance porch leading through to a welcoming hallway, a generous lounge with sliding patio doors opening onto the rear garden, and a fitted kitchen/diner providing ample storage and workspace.

To the first floor, there are three well-proportioned bedrooms, including a good-sized principal bedroom, along with a family bathroom fitted with a three-piece suite.

Externally, the property offers off-road parking to the front. To the rear is a fully enclosed and attractively presented garden, designed for low maintenance with artificial lawn and a decked seating area—perfect for entertaining—along with a useful garden shed.

Conveniently located close to local amenities, schools, and transport links into Derby city centre, this property offers a fantastic opportunity to acquire a ready-to-move-into home in a sought-after location.

Early viewing is highly recommended.

## Entrance Porch

Accessed via UPVC door with laminate flooring, window and access to the hallway.

## Hallway

Having carpet flooring, built-in storage and a radiator.

## Lounge

Having carpet flooring, sliding patio doors with fitted blinds and a radiator.

## Dining Room

Having carpet flooring, window to the front elevation, a radiator and archway to the kitchen.

## Kitchen

Having modern wall and base units with work surfaces over, free-standing cooker with extractor over, inset one and a half bowl sink unit, window and sliding doors to the rear, vinyl flooring, space for a fridge freezer and space for a washing machine.

## First Floor Landing

Having carpet flooring, airing cupboard and a window.

## Bedroom One

Having carpet flooring, a radiator, storage cupboard and window to the rear.

## Bedroom Two

Having fitted wardrobes, carpet flooring, a radiator and window to the rear.

## Bedroom Three

Having carpet flooring, a radiator, over stairs storage and window to the front elevation.

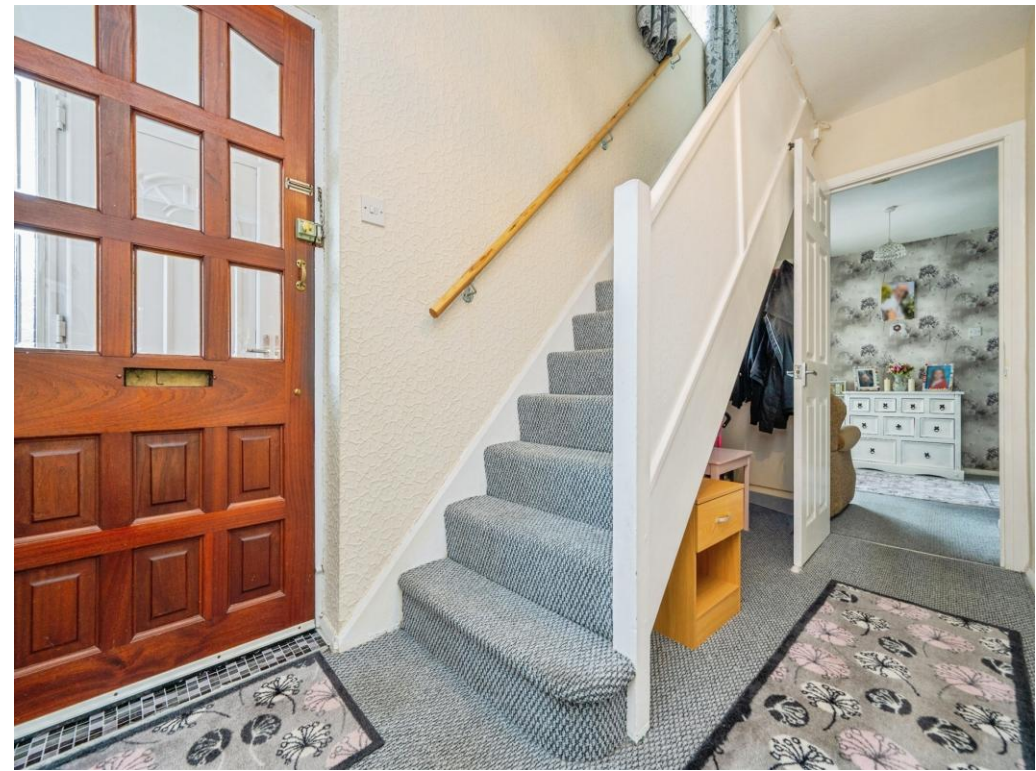
## Bathroom

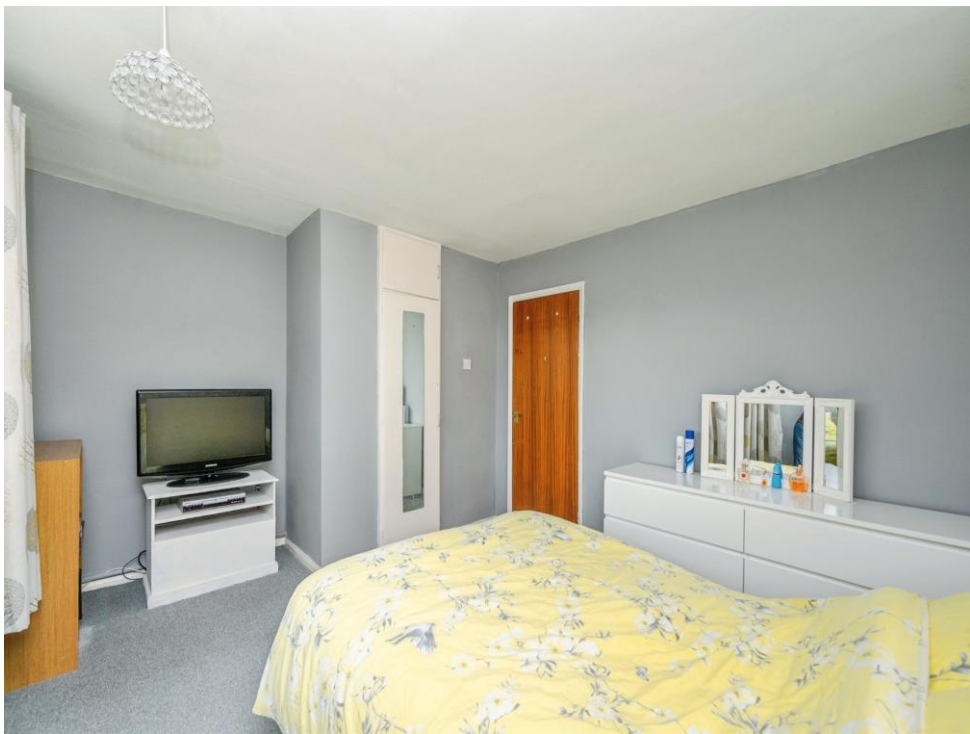
Having vinyl flooring, a bath with shower over, window to the rear, a radiator, low level W.C and wash hand basin.

## Outside

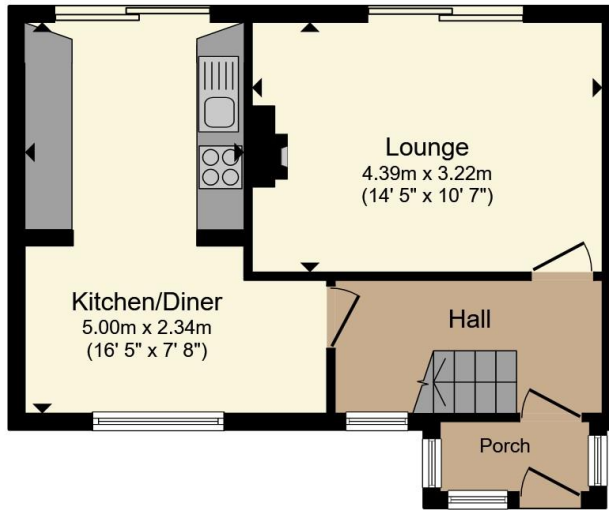
To the front of the property is a driveway providing off road parking.

To the rear the has generously sized astro turf lawn with an outside tap, decked area, sheds with power and lighting and gated side access.

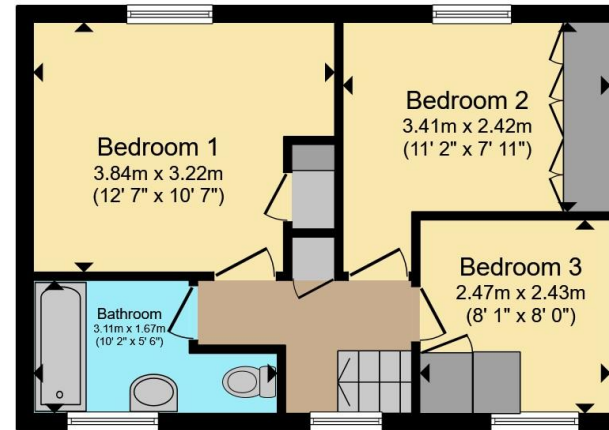








**Ground Floor**



**First Floor**

Total floor area 75.3 m<sup>2</sup> (810 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Hall & Benson on

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EPC Rating: C Council Tax  
 Band: A

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Tenure: Freehold



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