



Compton Close
Alvaston Derby



Property Description

Offered for sale with no onward chain, this attractive and well-maintained two-bedroom semi-detached home presents an excellent opportunity for first-time buyers, downsizers, or investors alike. Situated in a convenient and popular residential location, the property provides spacious accommodation throughout.

The accommodation briefly comprises an entrance hallway leading into a generously sized living room, offering a comfortable space for both relaxation and entertaining.

To the rear of the property is a well-appointed fitted kitchen, featuring ample worktop and storage space, as well as room for a dining table, creating a practical and sociable setting for everyday living.

To the first floor, there are two spacious double bedrooms and a contemporary family bathroom finished to a modern standard.

Externally, the property benefits from a gated front garden with a useful storage cupboard. Rear access leads directly to the resident and visitor parking area, providing added convenience. The rear garden is predominantly paved for low-maintenance living, with a small lawned section adding a touch of greenery.

Compton Close is located within a sought-after residential area, offering easy access to a wide range of local amenities, shops, and schools. The property is also well positioned for commuters, with excellent transport links and convenient access to the A50, A6, and

surrounding road networks.

Entrance Hallway

Having carpet flooring, stairs off to the first floor and a radiator.

Lounge

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

Kitchen/Diner

Having wall and base units with wooden work surfaces over, inset stainless steel sink, wall mounted boiler. space for a dishwasher, space for washing machine, tiled splashbacks, space for cooker, breakfast bar area, a radiator, door to the rear and two windows to the rear.

First Floor Landing

Having carpet flooring, airing cupboard housing the water tank, a further airing cupboard and a radiator.

Bedroom One

Having two windows to the front, a radiator and storage cupboard.

Bedroom Two

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

Bathroom

Having laminate flooring, W.C, wash hand basin, bath with electric shower over, window to the rear and heated towel rail.

Outside

To the front the property has gated access with path leading to the entrance, gravelled area and storage cupboard.

To the rear the garden has a paved area, laid lawn section and rear and side gated area.







To view this property please contact Hall & Benson on

T 01332 607000
E spondon@hallandbenson.co.uk

Pinxton House 75 Sitwell Street Spondon
DERBY DE21 7FH

EPC Rating: C Council Tax
Band: A

view this property online [hallandbenson.co.uk/Property/SPD102992](https://www.hallandbenson.co.uk/Property/SPD102992)

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.hallandbenson.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SPD102992 - 0002