



CURRAN
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+ CO

Alvaston Street, DE24

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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



NO CHAIN, EXTENDED TO REAR - Offered with no onward chain, Alvaston Street presents a superb opportunity for first-time buyers or growing families. This traditional bay-fronted, three-bedroom semi-detached home sits in an elevated position, offering excellent natural light and a in close proximity to local schools and shops.

A spacious through lounge-diner with dual aspect windows creates an inviting setting for both day-to-day living and entertaining, while a recently fitted bathroom and private rear garden further enhance the appeal.

With driveway parking, a separate utility room, and a well-balanced layout throughout, the home is ready for immediate occupation. Ideally located for Rolls-Royce, with excellent road links and amenities nearby, Alvaston Street combines comfort, practicality, and convenience in one of the area's most popular settings.





The Detail

This extended three-bedroom semi-detached home offers well-planned living space with a layout suited to modern family life. A bright entrance hall welcomes you into the property and leads to a spacious lounge-diner, complete with bay window to the front and patio doors opening onto the private rear garden.

To the rear of the lounge-diner, a useful study area provides a quiet space for home working or study, with direct access to a practical utility area and additional storage beyond.

The kitchen is well-equipped with a range of fitted units, an integrated gas hob, electric oven, and space for further appliances.

Upstairs are three good-sized bedrooms, two of which feature recently laid carpets, along with a stylish, newly fitted bathroom. This includes a three-piece suite with rainfall shower over the bath, vanity unit with storage, and contemporary finishes throughout.

Outside, the rear garden features lawned areas, a pergola over decking, patio space, and a shed, all within a low-maintenance, enclosed setting.







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The Location

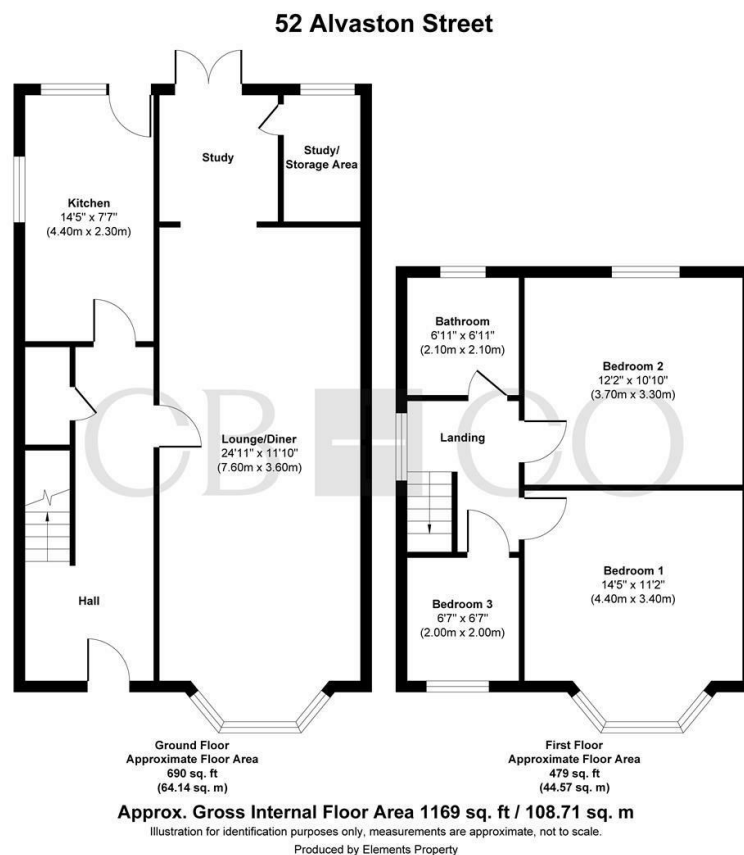
Positioned in a well-connected part of Alvaston, this property offers excellent access to both local amenities and major regional employers. Its location is particularly convenient for those working at Rolls-Royce or Pride Park, while excellent road links via the A50, A52, and M1 make commuting straightforward. East Midlands Airport is also within easy reach, offering broader travel connections.

For those seeking green space, the expansive grounds of Elvaston Castle Country Park are just a short drive away — perfect for weekend walks, cycling, or family outings. The area is served by a range of schools, local shops, and regular public transport options, contributing to its popularity with both professionals and families. With a strong balance of access, amenities and recreational opportunities, Alvaston provides a practical and well-rounded lifestyle.









The *Particulars*

- Traditional Bay Fronted Semi-Detached Home
- No Onward Chain, Vacant Possession
- Spacious Through Lounge And Dining Area, Lots Of Natural Light
- Contemporary Kitchen With Integrated Appliances
- Useful Study Area At The Rear Of The Property
- Practical Utility Area/Storage Space
- Recently Fitted Modern Bathroom Suite
- Driveway Parking For Two Vehicles
- Easy To Maintain Garden With Patio And Decking
- Close To Parks, Cafés, And Local Amenities

Size

Approx sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

B

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Let's *Talk*

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