



**4 Stiles Road, Alvaston  
Derby, DE24 0PG**

A spacious 1930's detached bungalow offered for sale with the benefit of no upward chain and with huge potential to add value. The property includes two double bedrooms, two reception rooms and a good size and very private rear garden. There is an attached single garage at the side, which provides secure access to the rear, gas central heating and UPVC double glazing to the front, including a front door to a spacious central hallway. There is also a modern gas boiler, a replacement roof covering and original features such as picture rails and two cast iron fireplaces. This well proportioned property is situated in an excellent location within walking distance of amenities, close to Alvaston Parish Church within the old part of the village.



**£175,000**



## Hallway

A UPVC double glazed front door leads in an inner porch with access to a spacious T shaped central hallway.

## Sitting Room 14' 7" x 13' 8" (4.44m x 4.16m)

A large UPVC double glazed window to the front, a chimney breast, central heating radiator, sliding double doors to the dining room and a door from the central hallway.

## Dining Room 11' 10" x 10' 4" (3.60m x 3.15m)

Windows to the side and rear, a door to the kitchen at the rear, a central heating radiator and a living flame effect gas fire.

## Kitchen 12' 1" x 8' 1" (3.68m x 2.46m)

Extended timber structure with a flat roof including three windows to the rear, one on either side and a back door to the rear garden. There are fitted base units with laminate worktops, a stainless steel sink drainer and space for a gas cooker.

## Pantry 8' 9" x 2' 10" (2.66m x 0.86m)

With access from the hallway and a window to the kitchen at the rear.

## Bedroom 1 12' 1" x 11' 11" (3.68m x 3.63m)

UPVC double glazed bow window to the front, a central heating radiator and the original cast iron open fireplace.

## Bedroom 2 12' 0" x 10' 6" (3.65m x 3.20m)

A range of fitted wardrobes, a window to the rear, a central heating radiator and the original open fireplace.

## Shower Room 8' 9" x 5' 4" (2.66m x 1.62m)

Three piece fully tiled and spacious shower room including a shower cubicle, wash basin and WC. There is also a window to the rear and a central heating radiator.

## Outside

The property is set back from the road beyond a driveway which leads to an attached single garage at the side, which provides secure access to the rear. The rear garden is very spacious, private and level, also including a large patio area across the back of the property.



### Disclaimer

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Viewing; **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view.**

