



4 Bed House - Semi-Detached
72 Bracknell Drive, Alvaston, Derby, DE24 0BS
Offers In Excess Of £250,000 Freehold
Approx 1205.57 sq ft

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- Spacious 4-bedroom house
- Large 1,206 sq ft area
- Semi-detached family home
- Loft Room
- Driveway and garage included
- Ideal for big families
- Located in Alvaston, Derby
- Close to local amenities
- Easy access to transport links
- Viewing highly recommended

Nestled in the desirable area of Alvaston, Derby, this charming semi-detached house on Bracknell Drive offers a perfect blend of space and comfort. With a generous 1,206 square feet of living space, this property is ideal for families seeking a welcoming home.

The house boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. The well-appointed kitchen is conveniently located, making meal preparation a delight. With four spacious bedrooms, there is plenty of room for everyone to enjoy their own private space. The bathroom is functional and well-maintained, catering to the needs of a busy household.

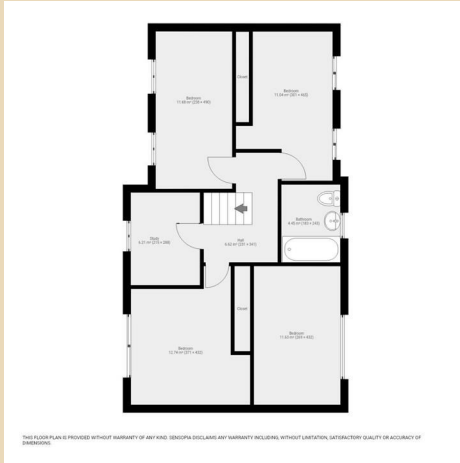
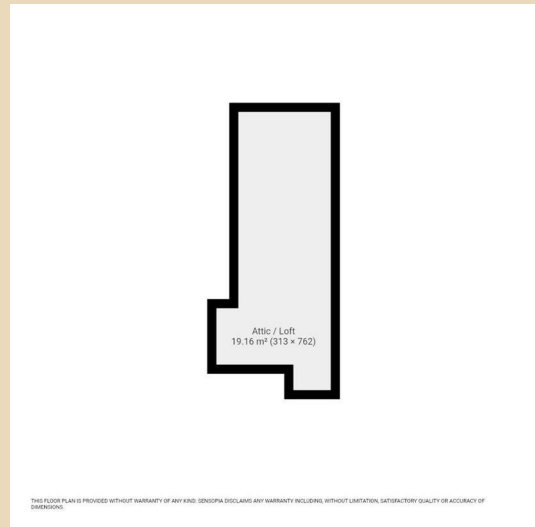
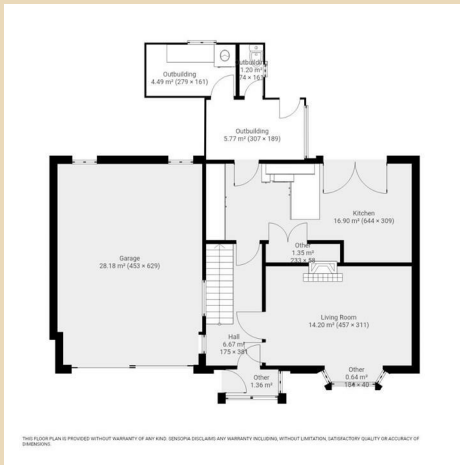
One of the standout features of this property is the loft conversion, which adds valuable extra living space that can be used as a study, playroom, or guest bedroom. The large corner plot enhances the outdoor appeal, offering a garden area that is perfect for children to play or for hosting summer barbecues.

Parking is made easy with a large driveway that accommodates one vehicle, along with a double roller door garage for additional storage or parking needs. This property is not only practical but also offers the potential for further enhancement, making it a fantastic investment opportunity.

In summary, this semi-detached house on Bracknell Drive is a wonderful family home that combines space, convenience, and potential in a sought-after location. Don't miss the chance to make this delightful property your own.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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