



**Hatfield Road
Alvaston
Derby
DE24**

Offers In Excess Of £205,000

bettermove

Hatfield Road Derby

Bettermove are proud to present this 3 bedroom detached bungalow in Alvaston.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway.

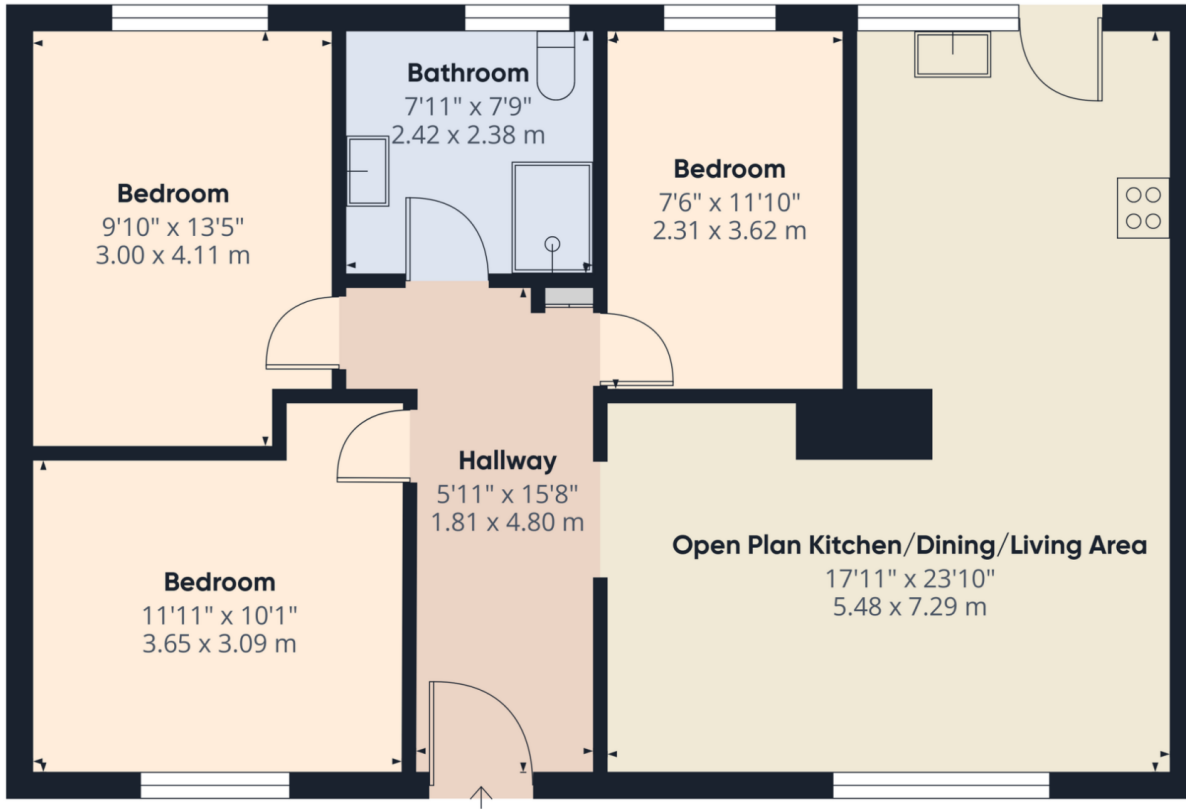
The council tax band is A.

The interior of this beautifully presented property comprises a spacious living and dining area and fitted kitchen, as well as the 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular suburb of Alvaston, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Peartree train station (1.9 miles), variety of bus routes and the A6 and M1.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Approximate total area⁽¹⁾
843 ft²
78.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	41	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E		
(21-38) F	38	
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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