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1 Sycamore Court, Spondon, Derby, DE21 7EA | **£575 Freehold**

**Spacious and well presented two double bedroom town house located in Spondon village in a beautiful and private courtyard development. With gas central heating, double glazing and parking in private car park.**

- SPACIOUS TOWN HOUSE
- TWO DOUBLE BEDROOMS
- LARGE LOUNGE DINER
- FITTED KITCHEN
- COMMUNAL GARDENS AND PRIVATE PARKING

**Make YOUR Move!**

Hannells are proud to help more people move in Derby than any other agent - and we'd like to move you too! To arrange a viewing on this property, put in your offer; or even talk to us about selling yours - our experienced team are waiting to help...

Part of the Hannells Group, winners of an International Property Award 2014 - 2015  
Derby Telegraph Business Awards Finalists 2014





Kitchen



Kitchen



Landing

**Entrance Hall:**

Having a door to the front elevation, stairs off to the first floor, radiator and laminate flooring.

**Lounge Diner: 16' 8" x 13' 10" (5.08m x 4.21m)**

Having two double glazed windows to the front elevation, radiator and laminate flooring.

**Kitchen: 13' 10" x 7' 10" (4.21m x 2.39m)**

Having a double glazed window to the front elevation, a range of wall, base and drawer units, roll edge laminate work tops, tiled splash backs, inset stainless steel sink and drainer with mixer tap, integrated electric oven, inset gas hob with cooker hood over, space and plumbing for washing machine, space for dishwasher, space for fridge and freezer, radiator, wall mounted combination boiler and laminate flooring.

**First Floor Landing:**

Having two double glazed windows to the front elevation, radiator and built in store cupboard.

**Bedroom One: 13' 11" x 9' 11" (4.24m x 3.02m)**

Having a double glazed window to the front elevation and a radiator.

**Bedroom Two: 13' 11" x 8' 0" (4.24m x 2.44m)**

Having a double glazed window to the front elevation, radiator and laminate flooring.

**Bathroom:**

Having a double glazed Velux window to the rear elevation, pedestal hand wash basin, low level W.C, panel sided bath with mixer tap and shower head attachment, electric shower over, radiator, tiled splash backs, full tiling to the bath and an extractor.

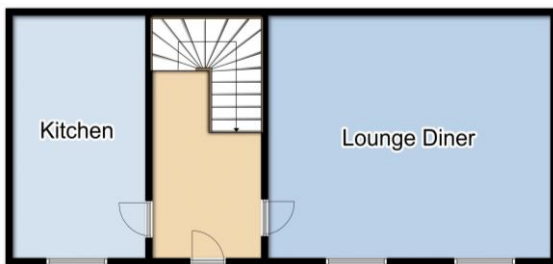
**Outside:**

The property is located in communal gardens and is offered with a private parking space in private car park.



**Directions:**

On entering Spondon from the A52, continue along Lodge Lane and into Sitwell Street. Continue along Sitwell Street through the village and at the mini island bear right onto Moor Street. Turn right into Sycamore Court where the property can be located on the left hand side.



**Get in touch! Tel: 01332 705505 Email: enquiries@hannells.co.uk**

Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents. These particulars are intended only as guide to the property. They do not form part of any sale contract and although believed to be correct, they may be inaccurate in important respect.

**View this property**

Get in touch and one of our expert agents will arrange to give you a full tour of this superb property

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