

# Fletcher & Company

37 Sancroft Road, Spondon, Derby, DE21 7EU

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Price £229,950

Freehold

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- Extended Semi-Detached Residence
- Entrance Hall with Ground Floor Bathroom
- Through Lounge/Dining Room
- Good Sized Kitchen with Side Porch
- Three First Floor Bedrooms
- Enclosed Rear Garden With Large Shed/Summerhouse
- Ample Sized Driveway for Off-Road Parking
- Excellent Range of Amenities







## Summary

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Extended three bedroom semi-detached residence occupying a popular location in Spondon.

This is a well presented three bedroom semi-detached residence which has been extended to the ground floor and occupies a good sized plot on Sancroft Road, set back behind a lawned fore-garden with adjacent driveway providing off road parking and access to the enclosed rear garden with lawn, patio and large shed.

Internally, the property is gas central heated with entrance hall, ground floor bathroom, through lounge/dining room, kitchen and side porch. The first floor landing leads to three bedrooms.

# F&C



### **The Location**

The property is within easy reach of the centre of Spondon which offers a vibrant range of shops and facilities including a primary school and West Park Secondary school. There is a good selection of facilities by way of shops, pubs and restaurants as well as a regular bus service into Derby City Centre along with easy access to the Wyvern Retail Park and A52.

### **Accommodation**

#### **Ground Floor**

##### **Entrance Hall**

7'6" x 6'5" (2.29 x 1.98)

Panelled entrance door with glazed side light provides access into hall with central heating radiator, storage cupboard, staircase to first floor, glazed door to through lounge/dining room and sliding door to ground floor bathroom.

##### **Ground Floor Bathroom**

7'6" x 5'5" (2.30 x 1.66)

Mainly tiled with a white suite comprising low flush WC, pedestal wash handbasin, bath with Mira shower over, central heating radiator and windows to side and rear.





## Through Lounge/Dining Room



## Lounge Area

17'3" x 10'0" (5.28 x 3.05)

Featuring a decorative polished wooden fire surround with granite hearth and interior, living flame fitted gas fire, useful under-stairs storage cupboard and double glazed window to front.





### **Dining Area**

12'9" x 9'4" (3.90 x 2.85)

With central heating radiator, window and glazed door to kitchen.



### **Kitchen**

10'5" x 10'10" (3.19 x 3.31)

With an L-shaped preparation surface with tiled surrounds, inset one and a quarter sink unit with mixer tap, fitted base cupboards and drawers with complementary wall mounted cupboards, inset four plate gas hob with extractor hood over and adjacent built-in oven, space for fridge/freezer, central heating radiator, double glazed window to rear and panelled and glazed door to side porch.



### **Side Porch**

6'1" x 3'9" (1.87 x 1.16)

A timber-framed construction with door to garden.

### **First Floor**

#### **Landing**

With access to loft space, door to airing cupboard housing the gas-fired boiler, double glazed window to side and doors to three bedrooms.



### **Bedroom One**

11'4" x 10'2" (3.47 x 3.10)

With central heating radiator, fitted wardrobes and double glazed window to front.



### **Bedroom Two**

12'3" x 9'8" (3.74 x 2.96)

With central heating radiator, fitted wardrobes and double glazed window to rear.

### **Bedroom Three**

9'4" x 7'4" (2.85 x 2.26)

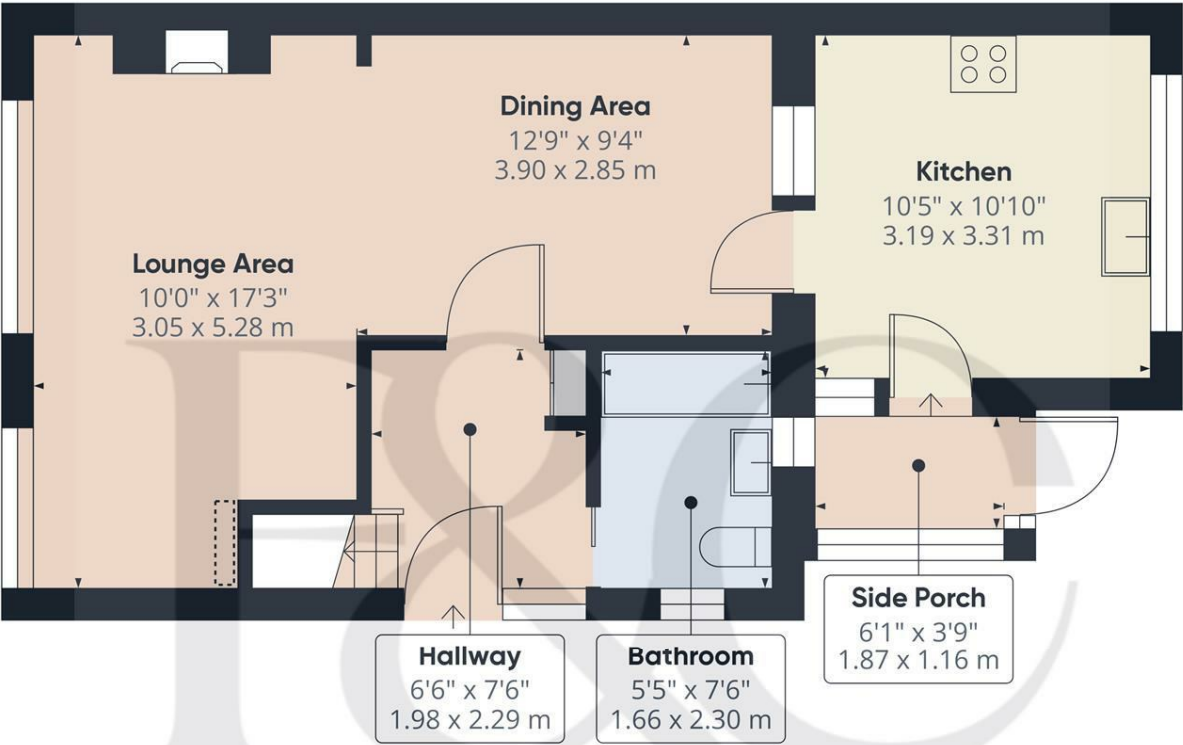
With central heating radiator and double glazed window to rear.

### **Outside**

To the rear of the property is a patio area with large timber shed and gate leading to a good sized lawned section bound by closed slat timber fencing and well stocked herbaceous borders.

**Council Tax Band B - Derby**





Floor 0

Approximate total area<sup>(1)</sup>  
530.45 ft<sup>2</sup>  
49.28 m<sup>2</sup>

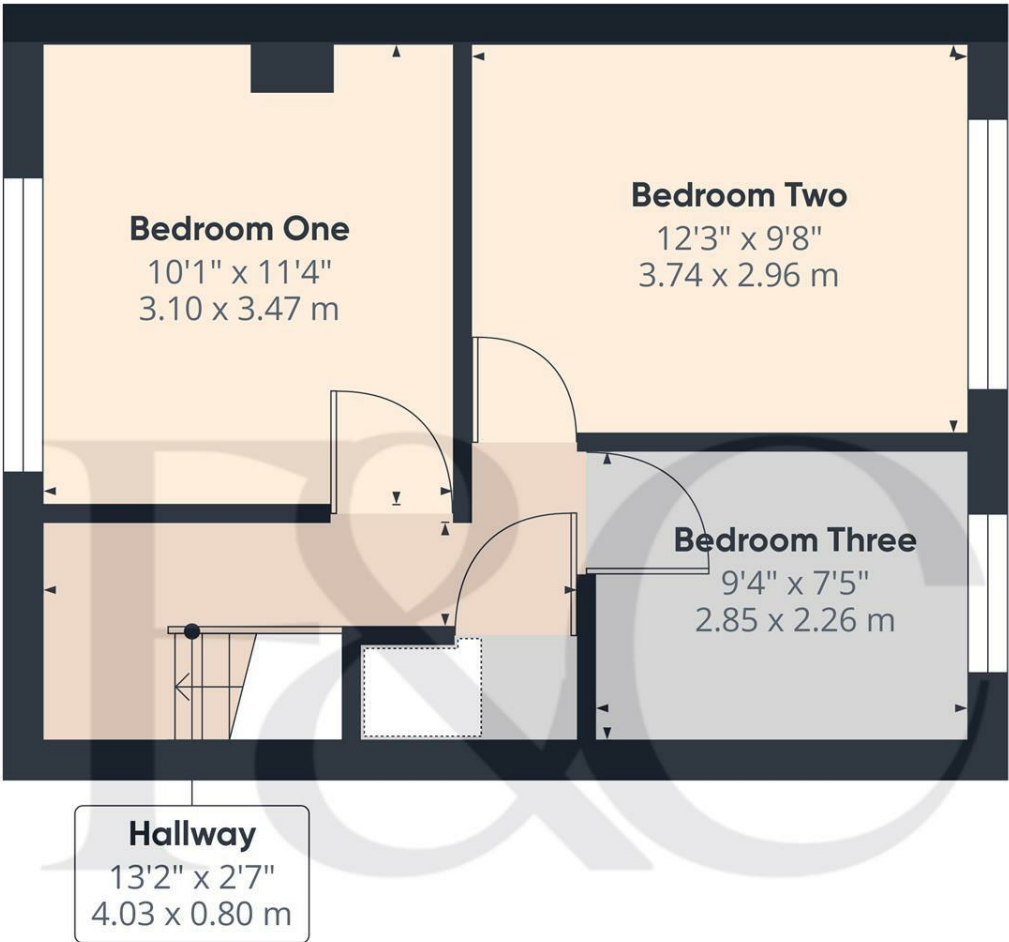
Reduced headroom  
1.94 ft<sup>2</sup>  
0.18 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1

Approximate total area<sup>(1)</sup>  
360.48 ft<sup>2</sup>  
33.49 m<sup>2</sup>

(1) Excluding balconies and terraces

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37 Sancroft Road  
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Derby  
DE21 7EU

Council Tax Band: B  
Tenure: Freehold



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	