

Fletcher & Company

52 Arundel Drive, Spondon, Derby, DE21 7QW

Offers Around £279,950

Freehold



- Double Glazed & Gas Central Heated
- Entrance Hall
- Good Sized Lounge
- Open Plan Breakfast Kitchen
- Three First Floor Bedrooms
- Private Rear Garden
- Good Sized Driveway & Garage
- Close to an Excellent Range of Amenities





Summary

A superbly presented, three bedroom, detached residence occupying a cul-de-sac location in popular Spondon.

This is a well presented, three bedroom detached residence in a sought after cul-de-sac location in Spondon. Nicely set back behind a garden and benefits from a driveway to the side leading to a garage. A further private, well-presented garden to the rear incorporates patio, lawn and decked seating area. Internally the property is double glazed and gas central heated with hall, good sized lounge, breakfast kitchen, three first floor bedrooms and a bathroom.

F&C

The Location

Spondon is a very popular residential location due to it's thriving high street with a varied range of shops and facilities. There is a reputable primary school and West Park secondary school. The property gives easy access to A52, Wyvern retail park, Pride Park, Derby City centre and nearby large supermarket.

Accommodation

Ground Floor

Entrance Hall

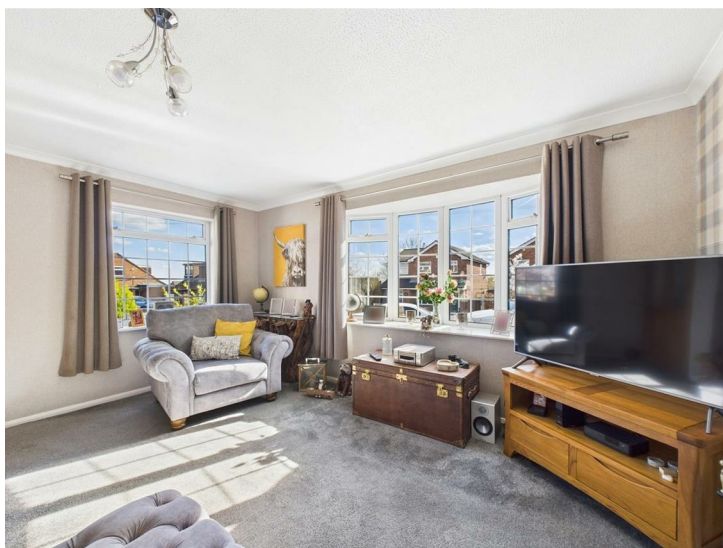
6'7" x 3'9" (2.03 x 1.16)

A panelled and double glazed entrance door with double glazed sidelights provides access to hallway with central heating radiator and staircase to first floor.

Lounge

14'7" x 13'4" (4.47 x 4.07)

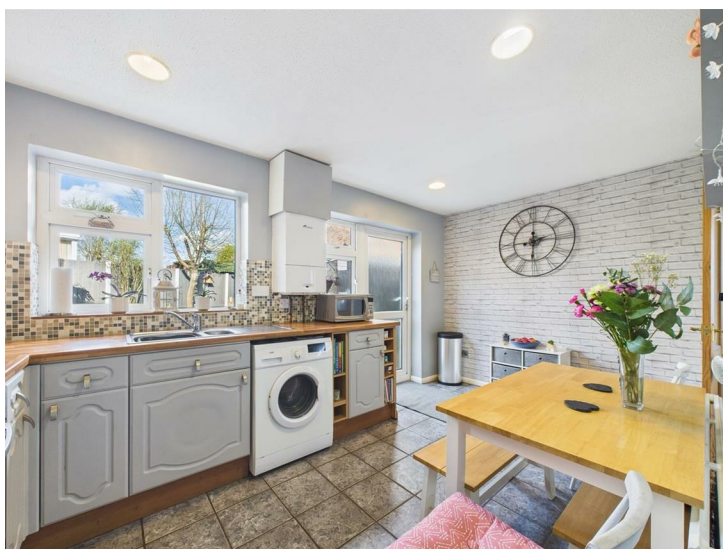
Having a feature fireplace with decorative surround and living flame fitted gas fire, central heating radiator, decorative coving and double glazed window to side and double glazed bay window to front.



Dining Kitchen

14'9" x 8'5" (4.52 x 2.57)

Featuring woodblock effect preparation surfaces with tiled surrounds, inset one and a quarter stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate gas hob with built-in oven beneath, space for washing machine, wall mounted Worcester gas fired boiler, central heating radiator, double glazed window and door to garden and open doorway to understairs cupboard with space for fridge freezer.



First Floor Landing

9'2" x 4'0" (2.80 x 1.23)

With over stairs storage cupboard and access to loft space.

Bedroom One

14'10" x 8'8" (4.53 x 2.65)

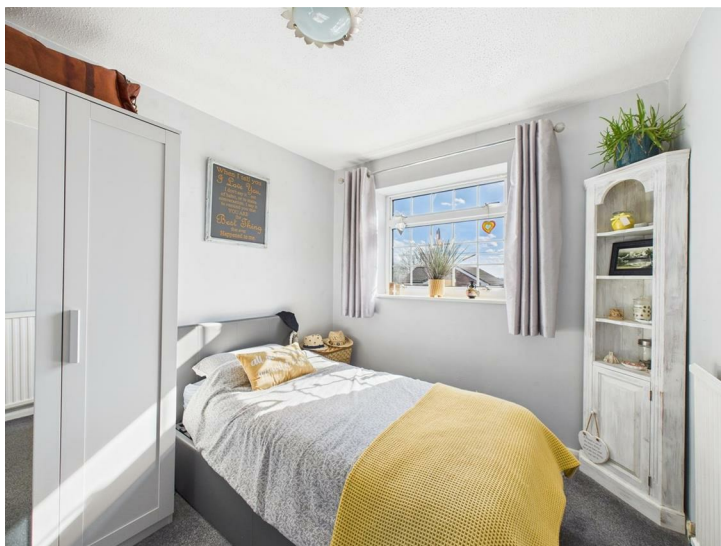
Having a central heating radiator and double glazed window to rear.



Bedroom Two

9'7" x 8'5" (2.93 x 2.57)

Having a central heating radiator and double glazed window to rear.



Bedroom Three

9'5" x 6'2" (2.88 x 1.88)

Currently used as a dressing room with fitted wardrobes, central heating radiator and double glazed window to front.

Bathroom

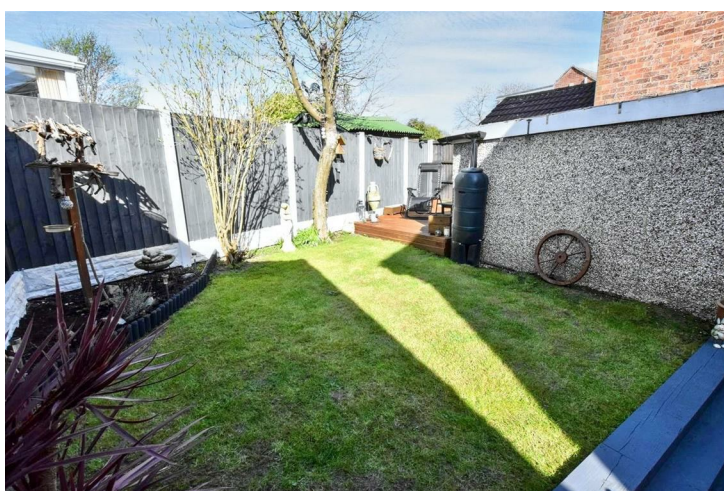
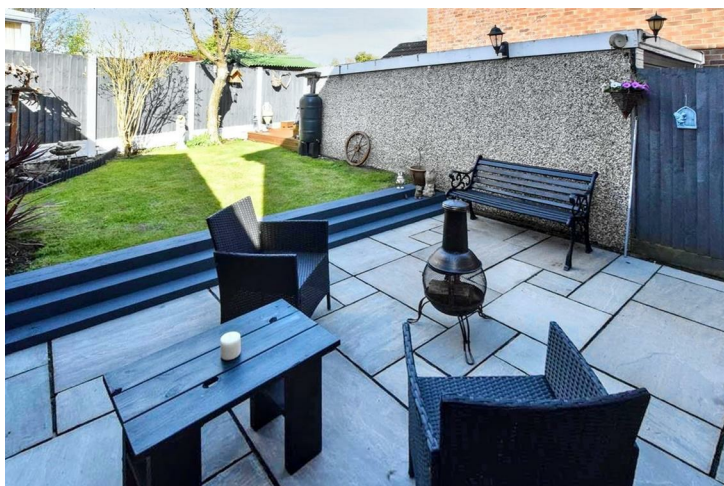
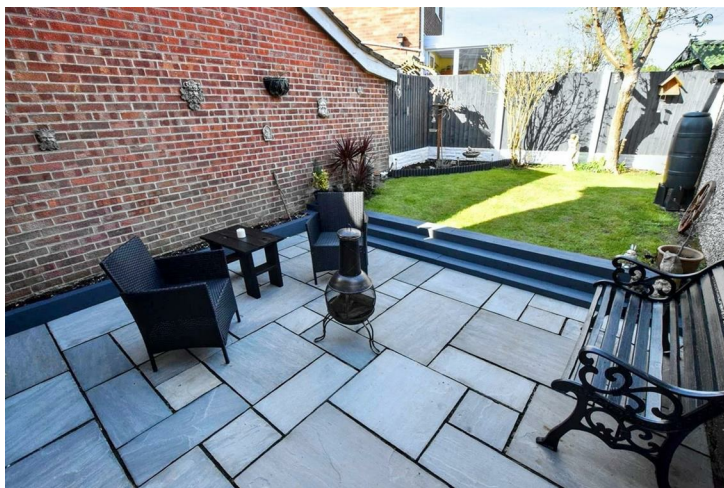
6'7" x 5'4" (2.01 x 1.65)

Fully tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and cupboards beneath, bath with shower over, central heating radiator and double glazed window to side.



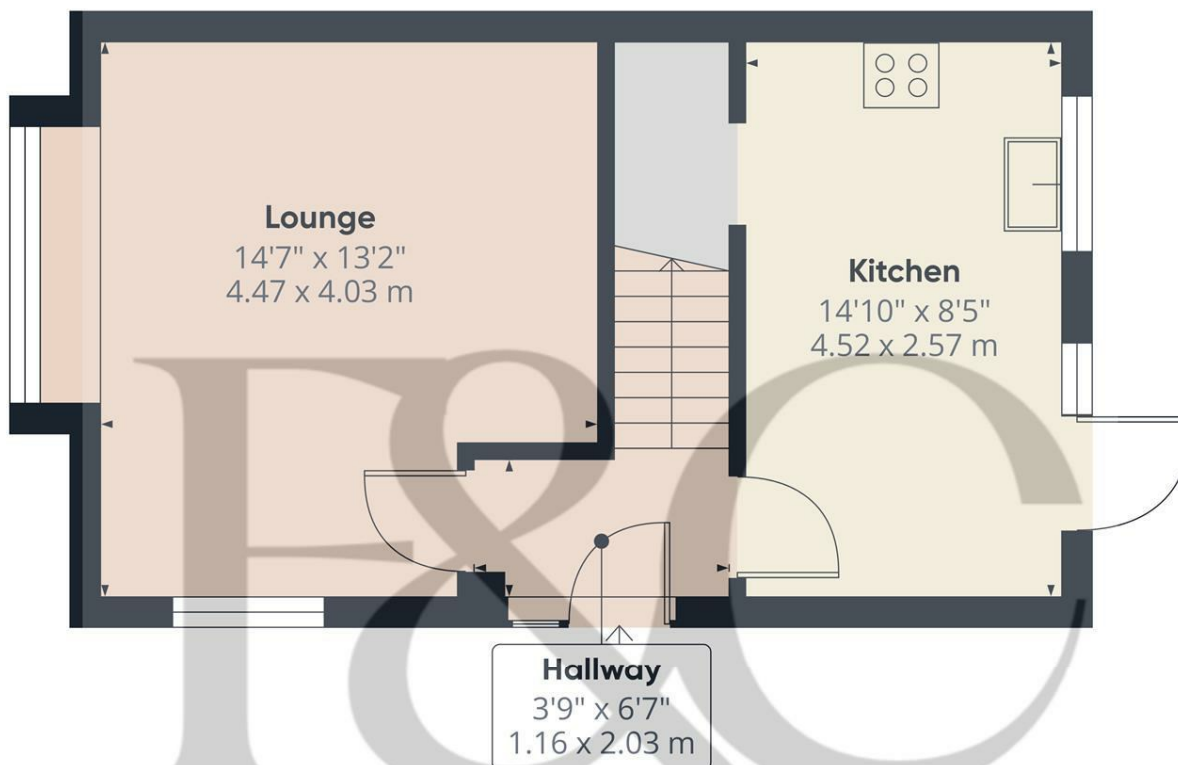
Outside

To the front of the property is a lawned garden with adjacent driveway running down the side of the property leading to a detached garage. To the rear of the property is a private garden featuring a patio area, lawn and further decked seating area tucked behind the garage.



Council Tax Band C





Floor 0

Approximate total area⁽¹⁾

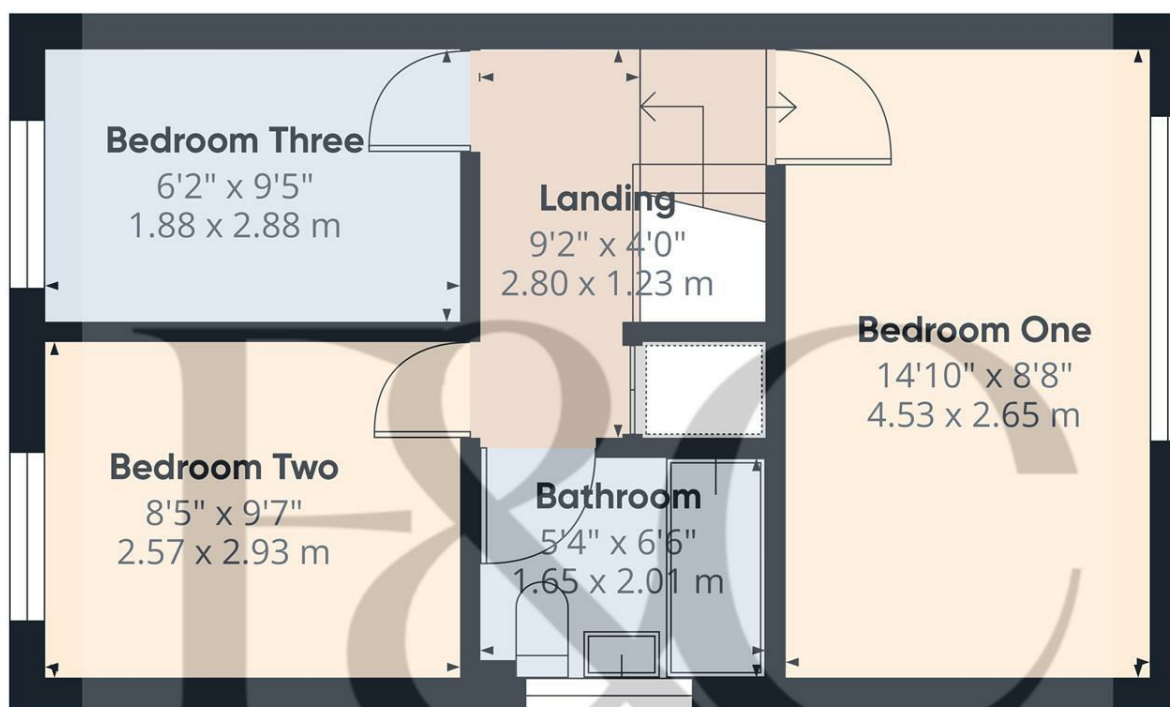
377.7 ft²
35.09 m²

(1) Excluding balconies and terraces.

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1

Approximate total area⁽¹⁾

338.1 ft²
31.41 m²

(1) Excluding balconies and terraces.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Council Tax Band: C
Tenure: Freehold

