

# Sandringham Drive

Spondon, Derby, DE21 7QP



Beautifully presented detached home backing onto Borrow Wood Park with refitted kitchen and bathroom, extensive parking and large garage, fully enclosed private rear garden. Great transport links and excellent local amenities including shops and schools.

£310,000



John German

Spondon is a large village on the outskirts of Derby with great transport links via A52/M1, and with an excellent local bus service. The village boasts a n extensive range of shops and schools including the popular West Park Secondary School. There are local healthcare and leisure facilities and plenty of local parks and rural walks.

Entrance to the property is via a very useful uPVC double glazed entrance porch with a new Rockdoor composite entrance door with a matching full height side light panel that opens into the main hallway.

The hallway has wood laminate flooring, hanging space for coats, coved ceiling, central heating radiator, stairs leading to the first floor landing and doors leading off to the ground floor living spaces.

The generous open plan lounge diner is a lovely light bright space with a large uPVC double glazed bay window overlooking the front elevation and bi-fold doors that open out onto the rear patio, wood laminate flooring, coved ceilings, central heating radiators and a feature fireplace with living flame electric fire and a sleek modern surround.

The kitchen has been refitted with an extensive range of base and eye level units, roll edge wood effect melamine finished worktops with matching upstands, stainless steel sink with mixer tap, integrated washing machine and dishwasher, built-in oven with four ring gas hob, brushed aluminium splashback and matching extractor hood over. uPVC double glazed window to the rear and a part double glazed Rockdoor entrance door into the garage. Space for fridge freezer, concealed combination boiler, tiled floor, ceiling spot lighting.

On the first floor stairs lead to a central landing fitted with a smart striped carpet, uPVC double glazed window to the side, coved ceiling and doors leading off to the bedrooms and bathroom.

The master bedroom has a lovely uPVC double glazed bay window overlooking the front elevation, neutral fitted carpet, coved ceiling and central heating radiator.

Bedroom two has a uPVC double glazed window overlooking the rear garden and park beyond, neutral fitted carpet, coved ceiling, tongue and groove feature wall, central heating radiator.

Bedroom three is a good single bedroom (currently used as a home office) with a built-in wardrobe mounted over the stair header, neutral fitted carpet, coved ceiling.

The bathroom has been fully refitted with a lovely modern suite comprising concealed flush WC and vanity washbasin with storage beneath, panelled "L" shaped bath with rain shower over, hair shower attachment and glass screen. Extensive tiling, chrome heated towel rail, extractor fan, opaque uPVC double glazed window to the rear.

Outside, the property is set well back from the road behind an extensive block paved driveway with a low boundary wall. Double doors lead into the garage which provides space for a car as well as extensive storage and an additional appliance space, power connected, ceiling spot lighting and a bifold door into the garden.

The garden is fully enclosed with a good degree of privacy backing onto the park at the rear with a spacious block paved patio leading onto a well kept lawn with herbaceous borders and raised flower beds and specimen trees.

**Agents note:** There are covenants appertaining to this property, a copy of the land registry document is available on request.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Driveway & carport

**Electricity supply:**

**Water supply:**

**Sewerage:**

**Heating:**

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:**

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Derby City Council / Tax Band C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA27082024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	24 F	
1-20	G		



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