

Marina Drive

Spondon, Derby, DE21 7AF

John German



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£295,000

This stylish bungalow is perfect for couples and retirees located on the edge of this sought after and well-connected village. The accommodation can be used in a number of ways to suit individual needs and is beautifully presented with modern fittings throughout.



This well maintained home has been much improved over recent years with new UPVC double glazing, garage conversion, new driveway and new rendering to name a few. The property is within walking distance of a good range local shops and with a regular bus service running between Derby Nottingham and Ilkeston. Spondon also offers a range of leisure interests including its own cricket club, golf driving range, and there are plenty of organised activities which are run from the village hall.

Entrance to the property is via an entrance lobby with hanging space for coats and a door through to the lounge. The lounge has double aspect windows and an elegant feature fireplace with a living flame gas fire. Moving through into the inner hallway which has doors leading off to the kitchen, bathroom and the two bedrooms, as well as a built-in cupboard. The kitchen is fitted with a range of modern base and eye level units with wood effect worktops which extend to form a breakfast bar, inset stainless steel sink unit, tiled splashbacks, eye level oven, four ring halogen hob with extractor hood over, spaces for dishwasher and fridge freezer, window overlooking the garden and a part glazed side entrance door.

The main bathroom is fitted with a modern three piece suite comprising low flush WC, vanity wash basin with storage beneath, wall mounted LED mirror above and a panelled bath with shower over and glass screen, tiling to half wall height (full height to shower area), window to the rear and heated towel rail.

Bedroom two is currently used as a second sitting/dining room with a sofa bed to accommodate guests but could be used full time as a double bedroom, patio doors lead out into the conservatory. The brick-built conservatory has uPVC double glazed windows and a glass roof with electric heating and French doors that open out onto the rear patio.

The master bedroom is to the front of the property overlooking the driveway with built-in wardrobes as well as a large, fitted wardrobe which will also be included in the sale. Located off the bedroom is an ensuite shower room fitted with a double shower, low flush WC and a vanity wash basin with storage beneath, heated towel rail and room for stacked appliances including washing machine and tumble dryer. Doors lead off to the dressing room and the store room. The dressing room is currently used as an occasional bedroom when the grandchildren come to stay, it also doubles as a home office. On the opposite side of the en-suite is a very useful storeroom with a rear door leading out into the garden.

Outside, the property sits back from the road behind a recently re tarmaced driveway providing ample off road parking. To the side gated access leads around to the rear garden which has been thoughtfully landscaped to include a block paved patio area adjacent to the rear of the bungalow with ornamental flower beds and picket fencing leading onto a newly seeded lawn summerhouse and a raised pergola. The garden has an open outlook to the rear and enjoys a high degree of privacy.

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:** Drive

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas
(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

Our Ref: JGA/04062025





Bedroom/Dressing Room
8'8" x 6'9"
2.65 x 2.08 m

En-suite Shower Room
7'7" x 7'2"
2.31 x 2.19 m

Utility Room/Store
7'3" x 7'7"
2.23 x 2.32 m

Entry
5'3" x 3'0"
1.62 x 0.92 m

Master Bedroom
15'10" x 9'11"
4.85 x 3.02 m

Lounge
15'8" x 9'9"
4.80 x 2.98 m

Hallway
3'0" x 6'3"
0.93 x 1.91 m

Bedroom 2
12'9" x 9'11"
3.90 x 3.02 m

Kitchen
12'10" x 8'0"
3.92 x 2.45 m

Conservatory
8'8" x 9'2"
2.65 x 2.81 m

Bathroom
8'3" x 4'9"
2.53 x 1.46 m

Approximate total area⁽¹⁾
901 ft²
83.6 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 are based on RICS IPMS 3C standard.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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