

Oxford Street
Spondon, Derby, DE21 7JL

John German



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£250,000

Stunning three bedroomed home having undergone a total renovation, with light filled rooms, stylishly refitted, creating elegant living spaces enhanced by charming original features. Perfect for professional couples or young families.



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The property has undergone a raft of improvements in the last couple of years, including new uPVC windows and doors, new radiators throughout, new kitchen including appliances and bathroom, damp course and new flooring throughout.

Entrance to the property is from the front through a new composite entrance door with glazed panel and crescent top light, which opens into a lovely entrance hall featuring laminate flooring, stylish black internal doors and matching black architrave, and stairs rising to the first floor. To the front of the property is a lovely relaxing living room with built-in cabinetry either side of the chimney breast with open shelving, coved ceiling and picture rail, laminate flooring and windows to the front elevation with stone mullions. The dining room sits to the rear with new uPVC French doors opening onto the rear garden, with wall trimming creating decorative wall panelling, laminate flooring and a large built-in cupboard cleverly housing the washing machine and tumble dryer. The kitchen is open plan to the dining room and has been fitted with a range of sleek modern units with quartz effect worksurfaces, inset stainless steel double sink with mixer tap, integrated dishwasher, fridge and freezer, built-in eye level oven and a four ring gas hob with extractor hood over, concealed boiler, window to the rear and laminate flooring.

On the first floor, stairs lead to a lovely bright galleried landing with a large rear window, laminate flooring and matching black doors and architraves. There are three lovely, nicely proportioned bedrooms, all of which could take a double bed if needed, and a luxury fitted bathroom comprising free standing bath with wall mounted mixer tap and hair shower with recessed shelving above, concealed flush WC, wash basin with mixer tap, shower enclosure with rain shower head and a separate hand shower. There is extensive tiling, chrome heated towel rail and a window to the rear.

Outside, the property is set back from the road in a slightly elevated position with a low maintenance frontage. Gated access along the side of the property leads to a fully landscaped and enclosed rear garden which has a gravelled area adjacent to the house, suitable for outdoor dining with timber sleepers creating mirror borders on either side of the garden. A pathway leads past a newly laid lawn and up to a newly installed timber deck with gated access to the rear.

Spondon is a vibrant village on the east side of Derby, known for its active village community with plenty of sports and social clubs and societies, as well as a range of local pubs and a good mix of independent and chain shops. The village boasts excellent schooling with four primary schools and the well regarded West Park Secondary School. Spondon has excellent transport links with regular bus services and easy access to major commuter routes via the A52/A50 and M1.

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: Traditional. **Parking:** On road

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 D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/28082025





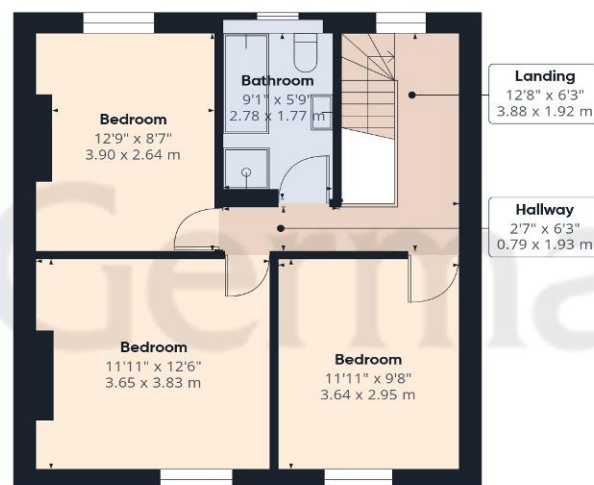


Ground Floor

Approximate total area⁽¹⁾

1036 ft²

96.3 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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