



## 6 West Road, Spondon, Derby, DE21 7AB

**Offers Over £500,000**



Standing particularly proud with a deep frontage, large driveway and double garage, is this beautiful double fronted Georgian detached residence providing four bedrooms, three reception rooms and with a large established garden located within the old Spondon village and conservation area offered for sale with no upward chain.



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Offers Over £500,000



This charming family home has been in the same ownership for a considerable length of time and now a generational opportunity has arisen for the next owner for enhancement, modernisation and extension if desired (Subject to Planning Permission).

The gas centrally heated and well cared for accommodation comprises, central formal hallway with stairs leading to the first floor, full depth lounge with French doors, separate dining room and breakfast room opening into a kitchen with conservatory and laundry room. To the first floor a landing leads to four well proportioned bedrooms, the main having both fitted wardrobes and a walk-in wardrobe (potential for en-suite – subject to building regulations), main bathroom with WC and an additional separate WC.

Externally, the property is relieved from the pavement behind an attractive brick wall and gates, formal planted gardens and a large blocked paved driveway leading to a double garage and additional workshop. The rear garden is certain to appeal to be families being enclosed and stocked with a variety of mature plants and shrubs, large lawn and patio, vegetable patch and various outbuildings.

The property is located within close proximity to both the reputable West Park secondary school, local primary school and village centre home to many useful shopping

amenities. The nearby A52 connects the cities of Derby and Nottingham where comprehensive services, amenities and facilities can be found.

A classic property certain to make an ideal family home.

## DIRECTIONS

Heading towards Nottingham from Derby on the A52, exit at the A6096 junction onto Lodge Lane, as the road bends to the right, take the left onto Church Street, pass St Werburgh's primary school taking the next left onto West Road where the property will be found immediately on the right.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

A formal and welcoming hallway with stairs leading to the first floor and open recess beneath, oak flooring, rad and providing access into all three reception rooms.

#### LOUNGE

25'9 x 11'8 (7.85m x 3.56m)

Occupying the full depth of the house, this spacious reception rooms has French doors leading to the rear garden, panelled window to the front elevation, brick fireplace, media connections and two radiators.

## DINING ROOM

22'11 x 14'1 (6.99m x 4.29m)

A spacious and versatile room with ample space for a dining table and chairs, panelled window to the front elevation, fireplace and surround, radiator.

## DINING KITCHEN

11'11 x 20'7 (3.63m x 6.27m)

An open plan room having a breakfast/sitting area with fireplace and hearth, ample space for comfortable seating and dining, radiator and continuing into:

The kitchen is fitted with a range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces and tiled splashback, sink and drainer, electric oven and microwave, space for undercounter appliances, rear and side windows, radiator and access into:

## CONSERVATORY

9'10 x 8'2 (3.00m x 2.49m)

A pleasant seating area overlooking the gardens being of brick base construction with

UPVC double glazed windows and door, tiled floor and access into:

## LAUNDRY ROOM

9'4 x 7'2 (2.84m x 2.18m)

A spacious and useful area having plumbing and space for laundry appliances, central heating boiler and with a range of fitted kitchen cupboards.

## FIRST FLOOR

### LANDING

Passaged providing independent access into all first floor bedrooms and bathroom.

### BEDROOM ONE

14'1 x 9'8 (4.29m x 2.95m)

A spacious double bedroom featuring a plentiful range of fitted wardrobes and drawers, panelled window to the front elevation, radiator and an additional walk-in wardrobe with further fitted wardrobes and radiator. Subject to building regulation approval this room could become an ensuite.



## BEDROOM TWO

11'9 x 8'10 (3.58m x 2.69m)

Having a built-in wardrobe, side window and radiator.

## BEDROOM THREE

11'1 x 7'9 (3.38m x 2.36m)

A further double bedroom with lobby access and with fitted wardrobes and desk/dressing area, front facing panelled window and radiator.

## BEDROOM FOUR

8'8 x 7'11 (2.64m x 2.41m)

Having a delightful aspect over the rear garden, this room has most recently been used as a study having a built-in desk storage cupboards, radiator.

## BATHROOM

Neatly appointed with a three piece suite comprising a panelled bath with shower over and screen, wash basin sat on an attractive vanity unit and WC, tiled walls, side window and radiator.

## ADDITIONAL WC

Fitted with a low level WC and side window.

## OUTSIDE

Externally, the property is relieved from the pavement behind an attractive brick wall and gates, formal planted gardens and a large blocked paved driveway leading to a double garage and additional workshop. The rear garden is certain to appeal to be families being enclosed and stocked with a variety of mature plants and shrubs, large lawn and patio, vegetable patch and various outbuildings. Potential for rear extension subject to obtaining any required planning permission.

## DOUBLE GARAGE

16'4 x 16'4 (4.98m x 4.98m)

With electric and remote operated up and over vehicular door, power and light, access into:

## WORKSHOP

11'5 x 11'5 (3.48m x 3.48m)

With power and lighting.





## Road Map



## Hybrid Map



## Terrain Map



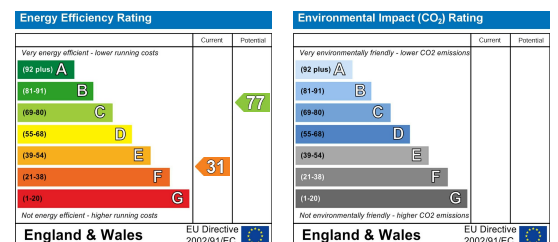
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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