



117 Sandringham Drive, Spondon, DE21 7QA

Offers In The Region Of £210,000



Offering deceptively spacious accommodation this is a smartly presented end townhouse with three well proportioned bedrooms, a modern fitted kitchen, large open plan living dining room, along with occupying a generous plot with long driveway and garage.



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DIRECTIONS

The property has had a new roof and new gas central heating system within the past two years. The UPVC double glazed accommodation comprises, covered entrance porch leading into a formal hallway with cloaks cupboard, understairs cupboard and pantry, cloakroom WC, beautifully appointed modern fitted kitchen, spacious open plan living dining room and an enclosed versatile rear porch. To the first floor a landing with boiler cupboard, leads to three well-proportioned bedrooms, the two doubles with built-in wardrobes, finally a bathroom with shower over bath.

Externally there is a deep frontage with driveway leading to a garage, front store cupboard and covered porch. The rear garden offers a pleasant seating area with lawns, planted borders and useful side storage area.

The property is located close to the main village centre having a range of useful shopping amenities, cafes, popular public houses and schooling including West Park secondary. There is also a second nearby parade of shops, local park and ease of access into the city centre, Ilkeston and A52.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

Main UPVC double glazed front door accessed from a very useful deep covered canopy with artificial turf, also with access into a store cupboard. The hallway is spacious with a fitted cloaks cupboard, stairs lead to the first floor with a further store cupboard beneath, additional deep built-in pantry store, radiator.

CLOAKROOM

Fitted with a low level WC, wash basin recessed into a tiled surround, UPVC double glazed window.

KITCHEN

10'8" x 6'10" (3.25m x 2.08m)

A modern replacement kitchen being beautifully appointed and comprising a range of fitted units with matching cupboard and drawer fronts, tall pantry unit, integrated electric oven and hob, Belfast style sink and mixer tap over, space for a washing machine and upright fridge freezer, attractive feature flooring, front facing UPVC double glazed window.

OPEN PLAN LIVING DINING ROOM

16'11" x 13'9" (5.16m x 4.19m)

A spacious room with ample space for all furniture, quality vinyl flooring throughout, fireplace and surround with inset electric fire, media connections and radiator.

REAR PORCH

7'11" x 6'12" (2.41m x 1.83m)

A useful and versatile enclosed space accessed from the living dining room through a UPVC double glazed door, vinyl flooring, tall picture windows and door into the garden.

FIRST FLOOR

LANDING

With built-in cupboard housing the modern combination boiler providing domestic hot water and gas central heating, tall side UPVC double glazed window.

BEDROOM ONE

11'5" x 10' (3.48m x 3.05m)

A spacious bedroom having a built-in wardrobe, rear facing UPVC double glazed window, radiator.

BEDROOM TWO

10' x 9'4" (3.05m x 2.84m)

A second spacious bedroom also having a built-in wardrobe, front facing UPVC double glazed window, radiator.

BEDROOM THREE

7'11" x 6'8" (2.41m x 2.03m)

A generous third bedroom with a rear facing UPVC double glazed window, radiator.

BATHROOM

6'6" x 5'4" (1.98m x 1.63m)

Appointed with a three piece suite comprising a bath with shower attachment over, wash basin and WC, tiled walls, vinyl flooring, UPVC double glazed window, chrome towel radiator.

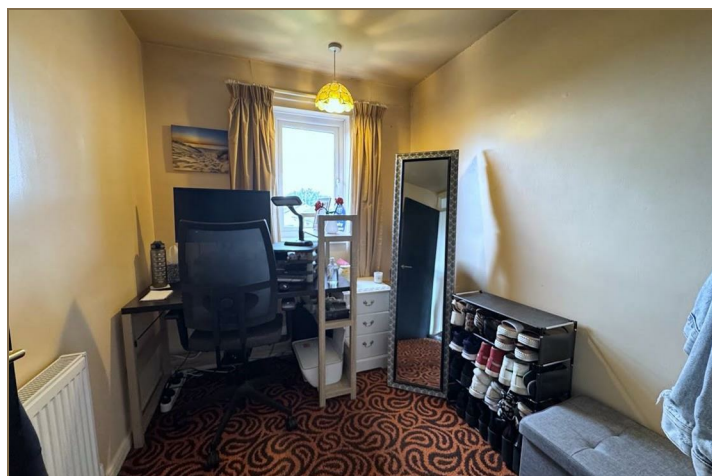


OUTSIDE

Externally there is a deep frontage with driveway leading to a garage, front store cupboard and covered porch. The rear garden offers a pleasant seating area with lawns, planted borders and useful side storage area.

EPC AND FLOORPLAN

TBC





Ground Floor
77 Sq.m/ 826.19 Sq.ft
Approx

First Floor
44 Sq.m/ 472.08 Sq.ft
Approx

Conservatory

Living Room

Kitchen

Hall

WC

Garage

Bedroom 1

Bedroom 2

Bedroom 3

Landing DN

Bathroom

Boxall Brown & Jones

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Current: 62 Potential: 74

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Current: 74 Potential: 74