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West Road, Spondon, Derby

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West Road, Derby, DE21 7AB

Price £299,950



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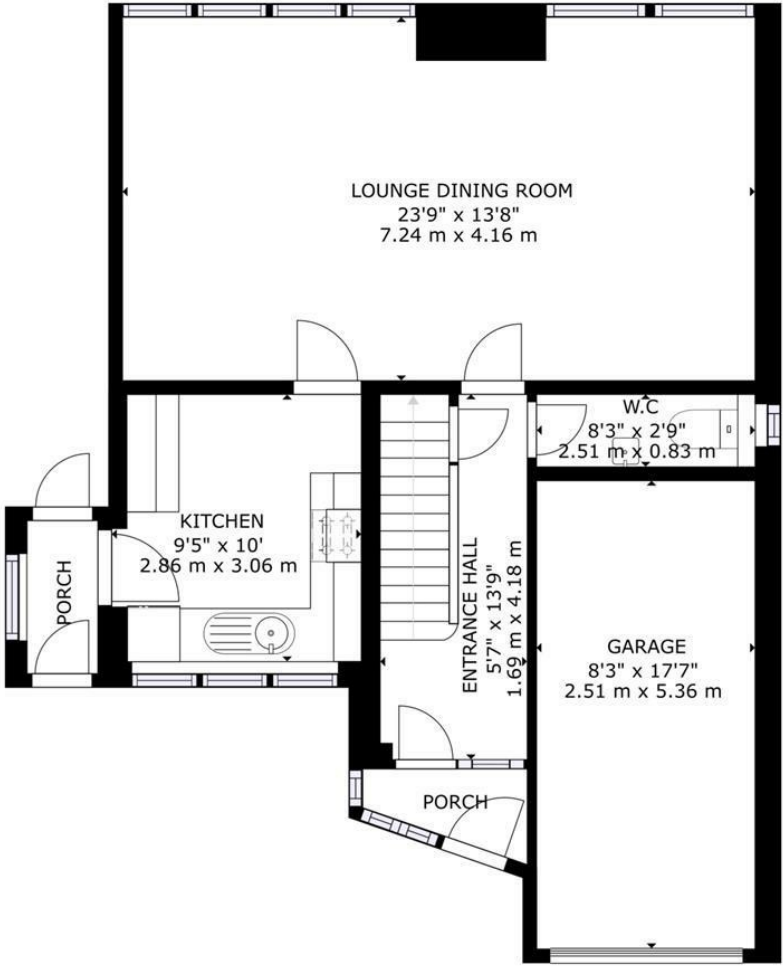


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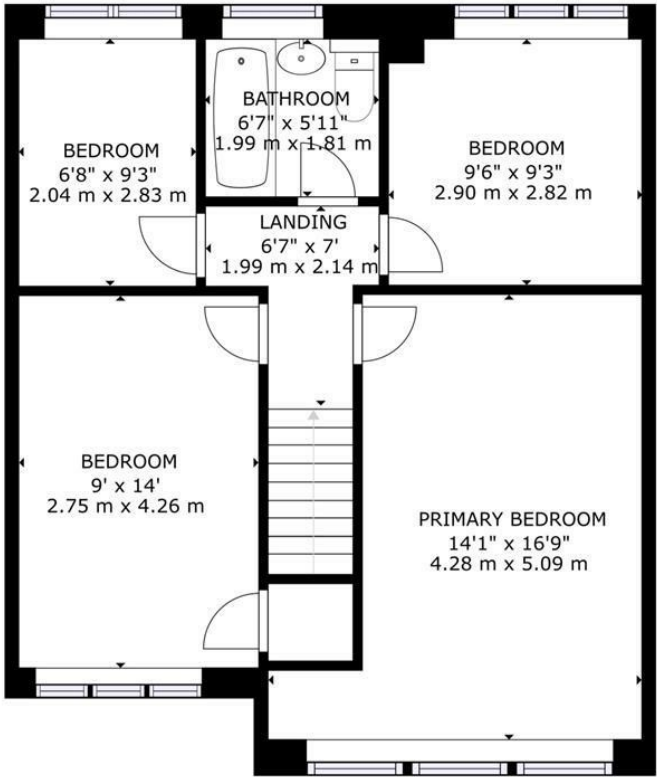


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# Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 542 sq ft, 50.32 m<sup>2</sup>, FLOOR 2: 626 sq ft, 58.12 m<sup>2</sup>  
 EXCLUDED AREAS; PORCH: 33 sq ft, 3.05 m<sup>2</sup>, GARAGE: 144 sq ft, 13.42 m<sup>2</sup>  
 TOTAL: 1168 sq ft, 108.44 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







CLOSE TO WEST PARK SCHOOL - A well proportioned four bedroom detached property requiring cosmetic updating, occupying this sought after position close to Spondon Village centre and located just a short walk away from the noted West Park Secondary School. The property is located in this cul-de-sac position just a short walk away from open countryside and also offers swift access to the A52 offering easy access to Derby and Nottingham - NO CHAIN

The property has the benefit from uPVC double glazing, gas central heating and in brief the accommodation comprises: entrance porch, entrance hallway, modern fitted kitchen, side porch and spacious lounge dining room with large windows and doorway access to the rear garden. The first floor landing leads to four well proportioned bedrooms and a contemporary bathroom.

Outside the property has lawned foregarden with single width driveway leading to the single integral garage. There is an enclosed garden to the rear with gravelled beds, patio and a walled and fence panelled boundary.

- Well Presented Detached Family Home
- Gas Central Heating & uPVC Double Glazing
- Spacious Lounge Dining Room & Fitted Kitchen
- Front Garden, Driveway, Single Garage & Enclosed Rear Garden
- Easy Access to A52 leading to Derby, Nottingham & Long Eaton
- West Park School Catchment Area - Located just a short walk away
- Porch, Entrance Hallway & Downstairs WC
- Four Bedrooms & Contemporary Bathroom
- Close to Excellent Local Shops & Amenities
- No Chain Involved









## LOCALITY & AMENITIES

Spondon is a very popular village, which is situated approximately three miles east of Derby City centre. It offers an excellent range of local amenities including a shopping centre, regular bus services, cricket ground, public houses and fine restaurants. Good schooling at all levels including West Park. Spondon is also well known for being on the doorstep of the beautiful Locko Park.

The village is well placed for Derby and Nottingham having fast access onto the A52 leading to the M1 motorway.

## THE ACCOMMODATION

### GROUND FLOOR

#### Porch

Entrance through uPVC double glazed entrance door into the porch. uPVC obscure glazed windows to front and side elevations and ceramic tiled floor.

#### Entrance Hallway

13'9 x 5'7 (4.19m x 1.70m)

Entrance through wood panelled doorway into the entrance hallway and obscure glazed window to the front elevation. Fitted with alarm keypad, central heating radiator, coving to ceiling and staircase leading through to the first floor landing. Doors providing access through to a useful under stairs storage cupboard, downstairs wc and the lounge dining room.

#### Downstairs WC

Fitted with a ceramic tiled floor, wall mounted ceramic wash hand basin with mosaic styled tiled splashback, chrome Monoblock mixer tap low level WC with chrome push button flush, recessed LED downlighters and uPVC obscure glazed window to the side elevation.

#### Spacious Lounge Dining Room

23'9 x 13'8 (7.24m x 4.17m)

Fitted with TV point, coving to ceiling, two central heating radiators, two large uPVC double glazed windows to the rear elevation and uPVC double glazed doorway giving access to the rear garden. Doors giving access to the entrance hallway and kitchen.

#### Fitted Kitchen

10'0 x 9'5 (3.05m x 2.87m)

Fitted with a range of white high gloss fronted units with chrome handles, roll edged laminated oak effect wood effect work surface over, stainless steel sink drainer unit with chrome mixer tap, stainless electric oven, stainless gas four ring hob, stainless steel splashbacks, space for a dishwasher, further work surface area with built-in shelving, space for low level fridge, oak effect laminate flooring, central heating radiator and uPVC double glazed window to the front elevation. Single glazed doorway giving access through to a:

#### Side Porch

Fitted with glass brick window to side elevation, angled polycarbonate roof and uPVC doors to both front and rear elevations.

## FIRST FLOOR

### Landing

Stairs from the entrance hallway leading to the first floor landing. Having loft access, smoke alarm, doors giving access to all four bedrooms and bathroom.

#### Primary Bedroom

16'9 x 14'1 maximum (5.11m x 4.29m maximum)

Fitted with central heating radiator and uPVC double glazed window to the front elevation.

#### Bedroom Two

14'0 x 9'0 (4.27m x 2.74m)

Fitted with central heating radiator, useful built-in storage cupboard over the stairwell, TV point and uPVC double glazed window to the front elevation.

#### Bedroom Three

9'6 x 9'3 (2.90m x 2.82m)

Fitted with central heating radiator and uPVC double glazed window to the rear elevation.

#### Bedroom Four

9'3 x 6'8 (2.82m x 2.03m)

Fitted with central heating radiator and uPVC double glazed window to the rear elevation.

### Bathroom

6'7 x 5'11 (2.01m x 1.80m)

Fitted with a white three-piece suite comprising low level WC with chrome push button flush, pedestal wash hand basin, panelled bath with glazed shower screen and wall mounted mains fed chrome Mira shower unit, porcelain tiled splashbacks, porcelain tiled floor, recessed LED downlighters, Monochrome heated towel rail, extractor fan and uPVC obscure glazed window to the rear elevation.

## OUTSIDE

### Frontage & Driveway

To the front the property is set back from the road with a single width tarmacadamed driveway, a lawned foregarden, hedgerow boundary, pathway access through to the front door and driveway access leading through to the single integral garage.

### Single Integral Garage

17'7 x 8'3 (5.36m x 2.51m)

Fitted with up and over door, power and light.

### Enclosed Rear Garden

To the rear of the property is a low maintenance gravelled rear garden with paved patio area with a walled and fence panelled boundary.

### Council Tax Band - D

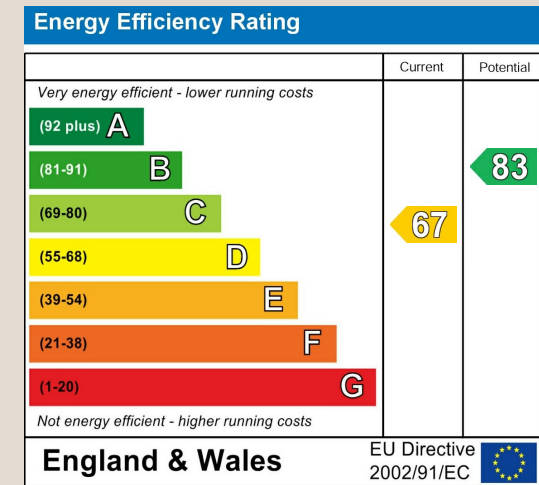
Band D - Derby City Council

### Measured by Matterport

The room measurements, floor areas and floor plans have been created using Matterport. The room measurements and sizes are approximate and the actual sizes may vary.



## Energy Performance Graph



## Viewing

Please contact our Derby Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

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Purchasers must make further investigations and inspections before entering into any agreement.

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