

Sundew Close, Spondon, Derby



Sundew Close, Derby, DE21 7NW

Price £160,000



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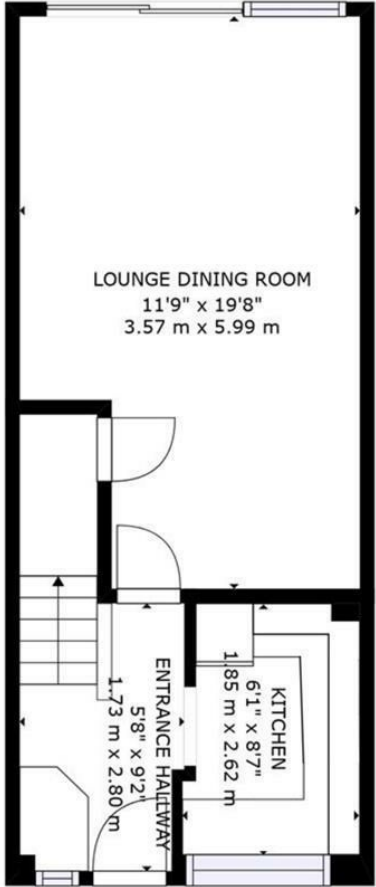


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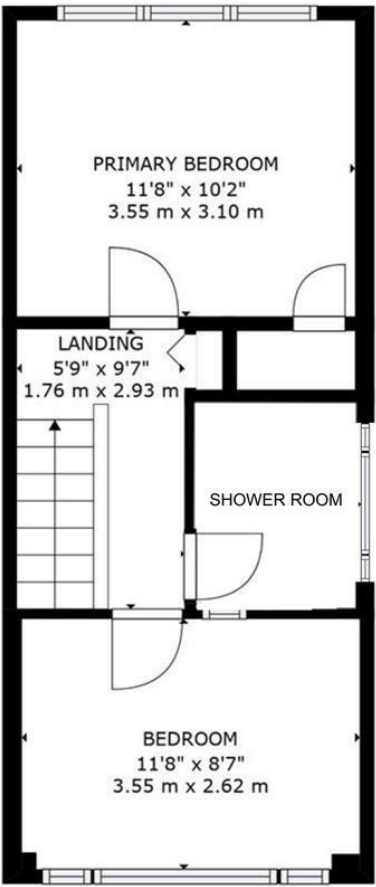


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Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 340 sq. ft, 32 m2, FLOOR 2: 339 sq. ft, 31 m2
TOTAL: 679 sq. ft, 63 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





TOWNHOUSE WITH SINGLE GARAGE - A deceptively spacious and well presented two double bedroom end townhouse, set within this pleasant cul-de-sac position with views towards fields. The property has been presented to a tasteful neutral theme throughout and is located just a short walk away from an excellent range of local amenities and offers swift access to the A52 offering easy access to Derby and Nottingham. The property would be ideally suited the first time buyer, investor or person looking to downsize.

The accommodation has the benefit from uPVC double glazing and gas central heating and in brief comprises: entrance hallway, contemporary fitted kitchen and spacious lounge dining room with patio doors. The first floor landing leads to two well proportioned double bedrooms and a shower room.

Outside, the property is well towards the the end of a cul-de-sac with access to a single garage in a block. The property has a block paved driveway to the front and a low maintenance patio style rear garden.

- Well Presented End Townhouse
- Combination Boiler Gas Central Heating & uPVC Double Glazing
- Spacious Lounge Dining Room with Patio Doors
- Block Paved Driveway & Single Garage in Block
- Close to Excellent Local Shops & Amenities
- Ideal First Time Buy or Investment
- Entrance Hallway & Contemporary Kitchen
- Two Double Bedrooms & Shower Room
- Low Maintenance Paved Enclosed Rear Garden
- 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

Entrance Hallway

9'2 x 5'8 (2.79m x 1.73m)

Entrance through uPVC double glazed doorway into the hallway. Fitted with tile effect floor, staircase leading through to the first floor landing, built-in storage cupboard housing the wall mounted electrical fuse box, telephone point, uPVC obscure glazed window to the front elevation, wall mounted digital thermostat, central heating radiator and coving to ceiling. There is open archway access leading through to the kitchen area and panelled door giving access through to the lounge / dining room.

Contemporary Kitchen

8'7 x 6'1 (2.62m x 1.85m)

Fitted with a range of white high gloss fronted units with brushed stainless steel handles, roll edged laminated wood block effect work surface over, stainless steel sink drainer unit with mixer tap, integrated stainless steel electric oven, halogen four ring hob and metro style tiled splashback. Appliance space and plumbing for an automatic washing machine, space for a tall fridge freezer, tile effect floor and uPVC double glazed window to the front elevation.

Spacious Lounge Dining Room

19'8 x 11'9 (5.99m x 3.58m)

Fitted with TV and telephone points, Virgin Media cable TV point, wooden dado rail, coving to ceiling, two central heating radiators, aluminium double glazed sliding patio doors giving access through to the rear garden and there is a useful under stair storage cupboard.

FIRST FLOOR

Staircase leading through to the first floor landing from the entrance hallway.

Landing

Loft access, smoke alarm, coving to ceiling, storage cupboard with built-in hanging rail and panelled doors giving access through to both bedrooms and shower room.

Primary Bedroom

11'8 x 10'2 (3.56m x 3.10m)

Fitted with central heating radiator, wooden dado rail, coving to ceiling, telephone point, boiler cupboard housing a wall mounted Ideal combination boiler and uPVC double glazed window to the rear elevation.

Bedroom Two

11'8 x 8'7 (3.56m x 2.62m)

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

Shower Room

Fitted with a contemporary white suite comprising low level WC with chrome push button flush, pedestal wash hand basin with chrome Monoblock mixer tap, tiled splashbacks and a corner shower with double opening sliding doors, wall mounted Triton electric shower and ceramic tiled splashbacks. Grey wood grain effect flooring, central heating radiator and uPVC obscure glazed window to the side elevation.

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.

OUTSIDE

Frontage & Driveway

To the front of the property the property has a full width block paved driveway providing off road car standing and pathway access to the side of the property with timber gated access leading into the rear garden.

Single Garage in Block

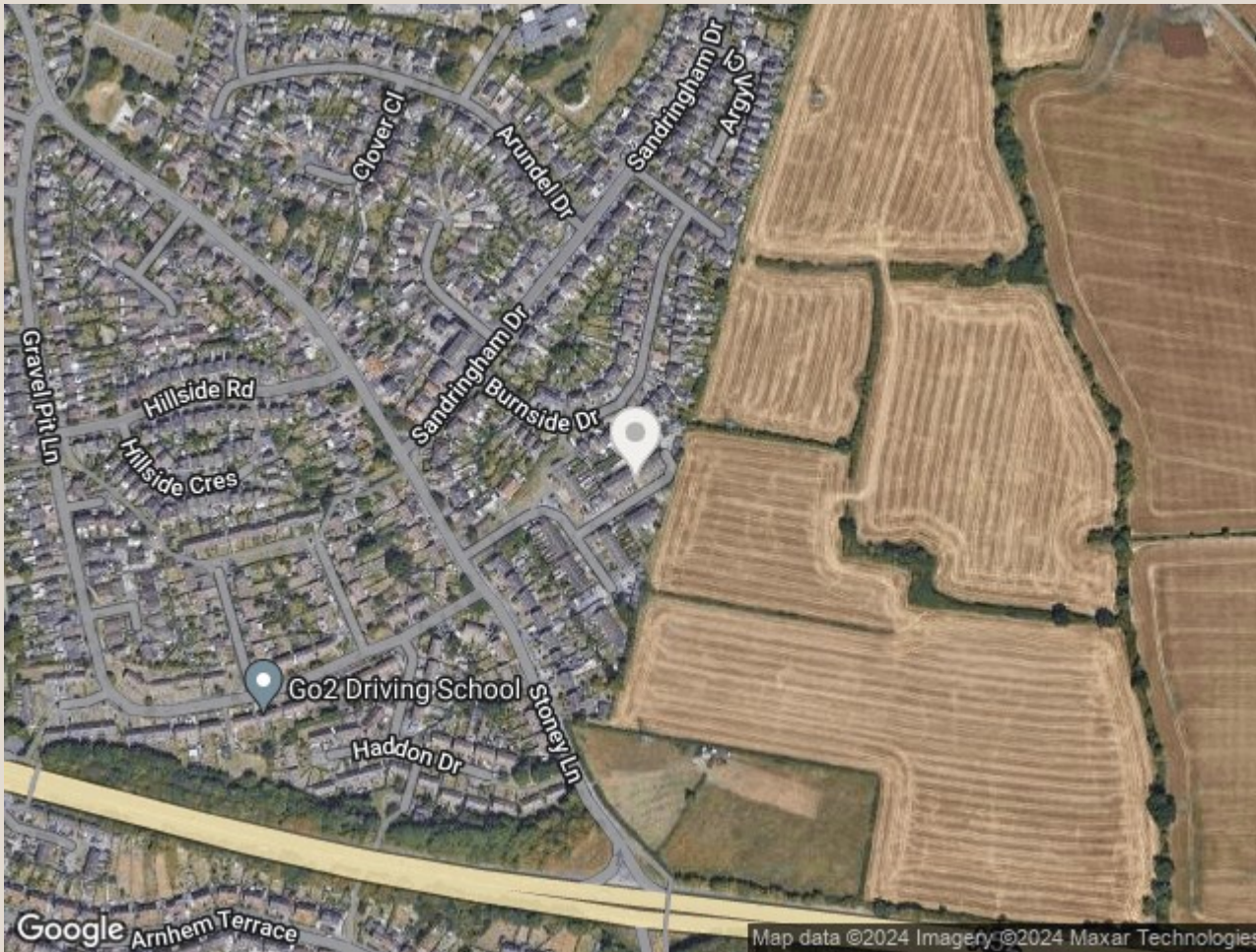
At the top of the cul-de-sac there is a block of garages and this property owns the garage is located in the far block of garages with a green garage door second from the end on the right hand side.

Enclosed Rear Garden

Enclosed low maintenance rear garden has block paved seating area, further paved patio area, gravelled borders and is enclosed by a fence panelled boundary.

Council Tax Band - A

Derby City Council



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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Sadler Bridge Studios Bold Lane, Derby, DE1 3NT
 Tel: 01332 411050 Email: hello@curranbirds.co curranbirds.co

Energy Performance Graph

