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Huntley Avenue, Spondon, Derby

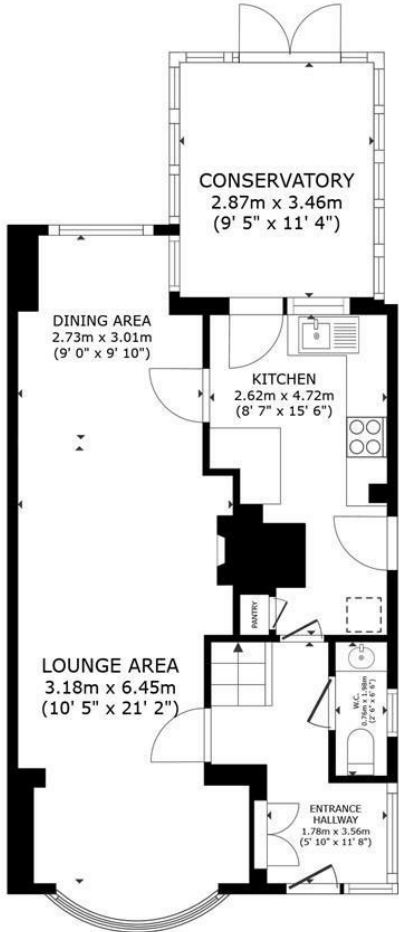
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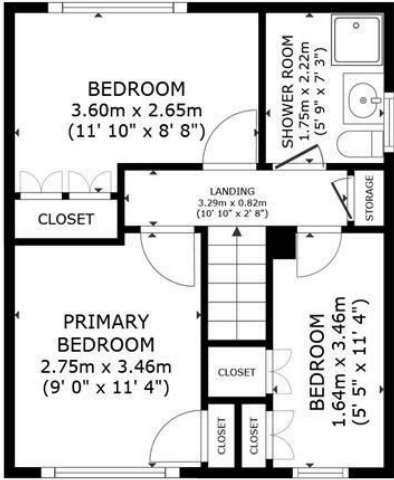
Huntley Avenue, Derby, DE21 7DW
Offers in the region of £325,000



Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 60.2 m² (648 sq.ft.) FLOOR 2 36.6 m² (394 sq.ft.)
 TOTAL : 96.7 m² (1,041 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







GENEROUS PLOT & LARGE DOUBLE DETACHED GARAGE - A beautifully maintained three bedroom detached family home, occupying this most generous plot with a wide driveway, large double detached garage and delightful rear garden with views towards Locko Park. The property is located within walking distance of the excellent local amenities in Spondon Village and the noted West Park Secondary School.

The property has the benefit from uPVC double glazing, gas central heating and in brief the accommodation comprises: extended entrance hallway, downstairs wc, extended 31ft lounge dining room, well appointed kitchen and conservatory. The first floor landing leads to three well proportioned bedrooms and shower room.

A true feature of this property is the outside space. The property offers a generous mature plot with beautiful landscaped gardens with views towards Locko Park. There is also a wide driveway providing extensive off road parking leading to a large 22ft x 16ft detached double garage.

- Extended Detached Family Home
- Gas Central Heating & uPVC Double Glazing
- Fitted Kitchen & Conservatory
- Generous Plot & Mature Rear Garden
- West Park Secondary School Catchment
- Well Maintained & Beautifully Presented
- Entrance Hallway, WC & Extended Lounge Dining Room
- Three Bedrooms & Shower Room
- Double Width Driveway Leading to Large Double Detached Garage
- 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

11'8 x 5'10 (3.56m x 1.78m)

Entrance through uPVC double glazed doorway into the entrance hallway. Fitted with oak effect laminate flooring, central heating radiator, uPVC double glazed windows to the front and side elevations, telephone point, double opening timber doors giving access through to a cloaks cupboard. Staircase leading through to the first floor landing and panelled doors providing access to the downstairs WC, lounge and a glass panelled door giving access to the kitchen.

Downstairs WC

Fitted with a two-piece white suite comprising low level WC, ceramic wash hand basin built into vanity unit with double opening cupboard doors below and ceramic tiled splashbacks., Oak effect laminate flooring, wall mounted electrical fuse box and uPVC obscure glazed window to the side elevation.

Extended Lounge Dining Room

31'0 x 10'5 maximum (9.45m x 3.18m maximum)

Lounge Area

21'2 x 10'5 (6.45m x 3.18m)

Fitted with a feature marble fireplace with inset coal effect living gas fire and marble hearth. There are four wall mounted up-lighters, TV point, uPVC double glazed bay window to the front elevation and open plan access through to the dining area

Dining Area

9'10 x 9'0 (3.00m x 2.74m)

Fitted with oak effect laminate floor, central heating radiator and uPVC double glazed window to the rear elevation. Panelled door giving access to the kitchen.

Kitchen

15'6 x 8'7 (4.72m x 2.62m)

Fitted with cream panelled units and brushed stainless steel handles, roll edged Corrian work surface over with undermounted stainless steel one and a half bowl sink with draining grooves built into the work surface and brushed stainless steel mixer tap. Stand along gas cooker with oven and grill, gas four ring hob, extractor unit over. Low level appliance space for an automatic washing machine, central heating radiator, alarm keypad, breakfast bar area, grey Karndean floor, single glazed glass panelled doorway providing access to the conservatory and single glazed window to the conservatory plus uPVC double glazed doorway giving access through to the side driveway.

Conservatory

11'4 x 9'5 (3.45m x 2.87m)

Built of brick based wall construction with uPVC double glazed windows and vaulted polycarbonate roof with ceiling fan and light. Laminated tiled floor, central heating radiator, TV point, and uPVC double glazed doors opening out onto the rear garden.

FIRST FLOOR

Staircase leading through to the first floor landing from the entrance hallway. On the stairs there is a wall mounted Worcester Bosch digital thermostat.

Landing

Has loft access and panelled doors giving access to all three bedrooms, shower room and boiler cupboard housing the wall mounted Worcester Bosch combination boiler.

Primary Bedroom

11'4 x 9'0 (3.45m x 2.74m)

Fitted with central heating radiator, built-in wardrobes and built-in storage cupboard. Coving to ceiling and uPVC double glazed window to the front elevation.

Bedroom Two

11'8 x 8'8 plus wardrobes (3.56m x 2.64m plus wardrobes)

Fitted with central heating radiator, TV point, built-in wardrobe, coving to ceiling and uPVC double glazed window to the rear elevation.

Bedroom Three

11'4 x 5'5 (3.45m x 1.65m)

Fitted with built-in wardrobes and cupboard over the stairwell, central heating radiator, coving to ceiling and uPVC double glazed window to the front elevation.

Shower Room

7'3 x 5'9 (2.21m x 1.75m)

Fitted with a white three-piece suite comprising shower cubicle with wall mounted Triton electric shower, ceramic tiled splashbacks, ceramic sink with Monoblock mixer tap, double vanity drawer unit below with grey fronted drawers and chrome handles and low level WC with chrome push button flush. Beech effect laminate flooring, central heating radiator and uPVC obscure double 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 there is a lawned foregarden, double width tarmacadamed driveway with pathway access through to the front door, and the driveway runs to the side of the property offering extensive off road parking and access to the garage.

Large Double Detached Garage

22'7" x 16'2" (6.89m x 4.95m)

Fitted with up and over door, power and light, uPVC obscure glazed door to the side, two uPVC double glazed windows to the rear and two uPVC double glazed windows to the side plus outside security light.

Generous Rear Garden

There is timber gated access leading into the enclosed rear garden with paved patio area, step leading up to a generous raised level lawned area and well stocked planting borders. There is an aluminium framed green house, Keter plastic shed and further paved patio area with views towards Locko Park. The garden is enclosed by a walled and conifer tree boundary with conifer tree boundary to the rear.

Council Tax Band - C

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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They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Curran Birds + Co have not tested any services, equipment or facilities.

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

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Energy Performance Graph

