

CURRAN
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Goldcrest Drive, Spondon

Offers in excess of
£220,000



CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



MUCH IMPROVED HOME - A modern three bedroom semi-detached home, that has recently undergone a comprehensive scheme of improvement and offers an ideal opportunity for a the first time buyer or young family to acquire a ready to move into property set within this quiet cul-de-sac location within walking distance of the excellent local amenities in Spondon Village and the noted West Park Secondary School.

The property has been presented to a stylish neutral theme throughout and benefits from a stylish re-fitted contemporary dining kitchen and contemporary bathroom. The property offers a generous block paved driveway and a delightful south facing landscaped rear garden.





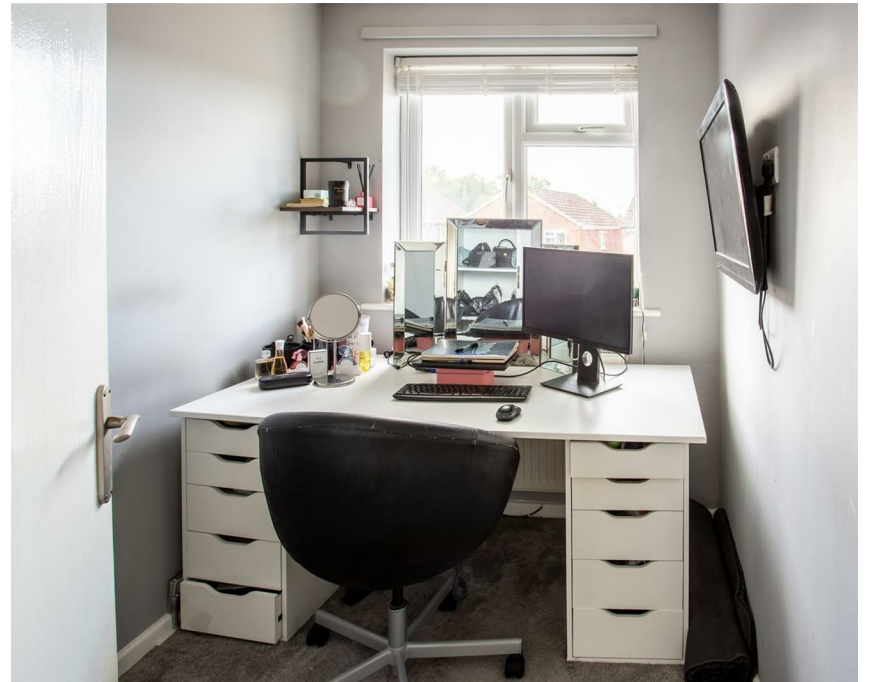
The Detail

A superb modern semi-detached home set within this delightful, quiet cul-de-sac location close to excellent local shop and amenities on offer in Spondon and also falling within the catchment area for the noted West Park Secondary School.

This property was subject to a comprehensive scheme of modernisation and improvement in 2020 by the current vendors. The property has an upgraded Baxi combination boiler gas central heating, replacement uPVC double glazed windows and french doors. The property has been presented to a stylish neutral theme throughout and in brief comprises: entrance hallway with cloaks cupboard, spacious living room with bay window and open plan staircase to the first floor. There is a beautifully appointed contemporary dining kitchen to the rear fitted with stylish white high gloss finish units, integrated appliances, porcelain tiled floor and uPVC double glazed french doors giving access to the south facing rear garden. The first floor landing leads to three well proportioned bedrooms and contemporary bathroom with white three piece suite.

Outside, to the front of the property there is a full width block paved driveway. Gated access to the side of the property leads to the south facing enclosed rear garden. This delightful south facing rear garden offers a generous paved patio area with steps leading up to a gravelled pathway, artificial lawned area, planting beds and timber framed shed/summerhouse.







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The Location

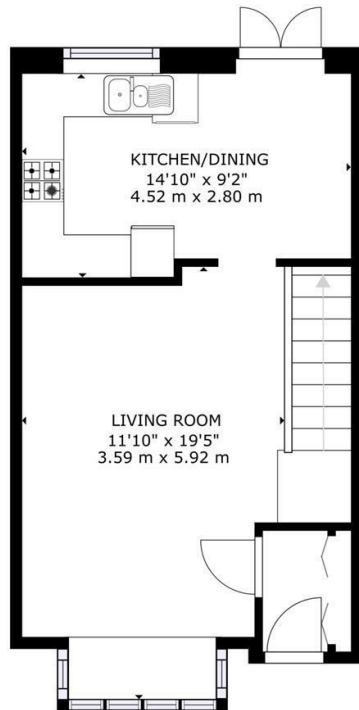
Spondon is a very popular village, which is situated approximately three miles east of Derby City centre. It offers an excellent range of local amenities including a shopping centre, regular bus services, cricket ground, public houses and fine restaurants. Good schooling at all levels including West 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.

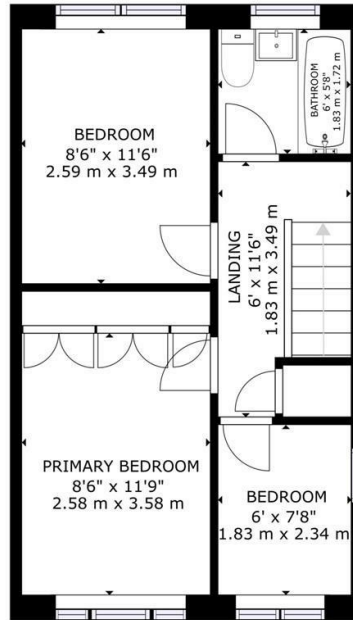








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 396 sq ft, 36.8 m², FLOOR 2: 375 sq ft, 34.84 m²
 TOTAL: 771 sq ft, 71.64 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Particulars

- Much Improved Modern Semi-Detached Home
- Well Presented & Contemporary Fittings Throughout
- Ideal for First Time Buyer or Young Family
- Combination Boiler Gas Central Heating & Replacement uPVC Double Glazing
- Entrance Hallway, Spacious Living Room with Bay Window
- Contemporary Dining Kitchen
- Three Bedrooms & Contemporary Bathroom
- Blocked Paved Driveway & Landscaped Rear Garden
- West Park School Catchment Area
- Close to the Beautiful Locko Park & Open Countryside

Size

Approx 771.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

B

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Let's Talk

01332 411050
hello@curranbirds.co
curranbirds.co

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