

CURRAN
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Coniston Avenue
Spondon
£290,000



CURRAN BIRDS + CO



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



EXCITING POTENTIAL – An extended three bedroom detached home, occupying this generous plot and set within this cul-de-sac location in the Locko Road area of Spondon. This property offers a versatile layout with excellent ground floor living space and this property offers further scope for modernisation and extension (subject to necessary planning consent). Featuring a well-proportioned living room, dining room, family room and conservatory, this home provides an excellent opportunity for buyers seeking to personalise a property to their own taste. The property offers a driveway, detached garage and generous mature garden plot. This home is ideally positioned close to excellent local amenities, transport links and falls within the catchment area for the noted West Park Secondary School.





The Detail:

This well-proportioned extended detached home offers over around 1370 square feet of flexible living accommodation with excellent ground floor living space with a generous ground floor extension. This property really does offer exciting potential for improvement and further extension (subject to planning consent being obtained)

The entrance hallway provides access to a downstairs wc and family room which has open archway access to a dining room that connects to the well appointed fitted kitchen which includes quality rosewood fronted units and integrated appliances including electric oven and grill, gas hob, low level fridge and separate freezer, dishwasher and washing machine. There is an inner hallway that has a staircase with access to the first floor landing and gives access to a sitting area, study with built in book shelves and a conservatory. There is also a spacious living room to the rear with remote control gas fire and views overlooking the rear garden.

Upstairs, the first-floor landing gives access to three well-proportioned bedrooms, including a primary bedroom with fitted wardrobes. The second double bedroom with built in wardrobe, and the third is a good-sized single. There is also a well appointed family bathroom that includes a white four-piece suite, travertine tiling, and built-in storage.

Externally, the property has a neatly landscaped front garden and a generous rear garden with a paved patio, lawn, greenhouse, and summerhouse. A detached single garage with power and lighting is located beside a driveway with parking for multiple vehicles.







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The Location:

Spondon is a highly regarded suburb situated approximately three miles east of Derby city centre, offering an excellent balance of community amenities and convenient transport links. The area boasts a variety of local shops, cafes, schools, and recreational spaces, making it a popular choice for families. The picturesque Locko Park is nearby, providing further outdoor opportunities.

The property is well-connected, with easy access to the A52 and M1 motorway, offering quick links to both Derby and Nottingham. Regular bus services also provide easy access to Derby city centre.







The *Particulars*

- Extended Detached Family Home
- Exciting Potential for Improvement & Extension (Subject to Planning Consent)
- Gas Central Heating & Double Glazing
- Entrance Hallway, WC, Four Reception Rooms & Conservatory
- Well Appointed Kitchen with Integrated Appliances
- Three Bedrooms & Well Appointed Four Piece Bathroom
- Driveway, Detached Garage & Generous Mature Garden Plot
- West Park Secondary School Catchment Area
- Close to Excellent Local Amenities & Beautiful Locko Park
- No Chain Involved

Size

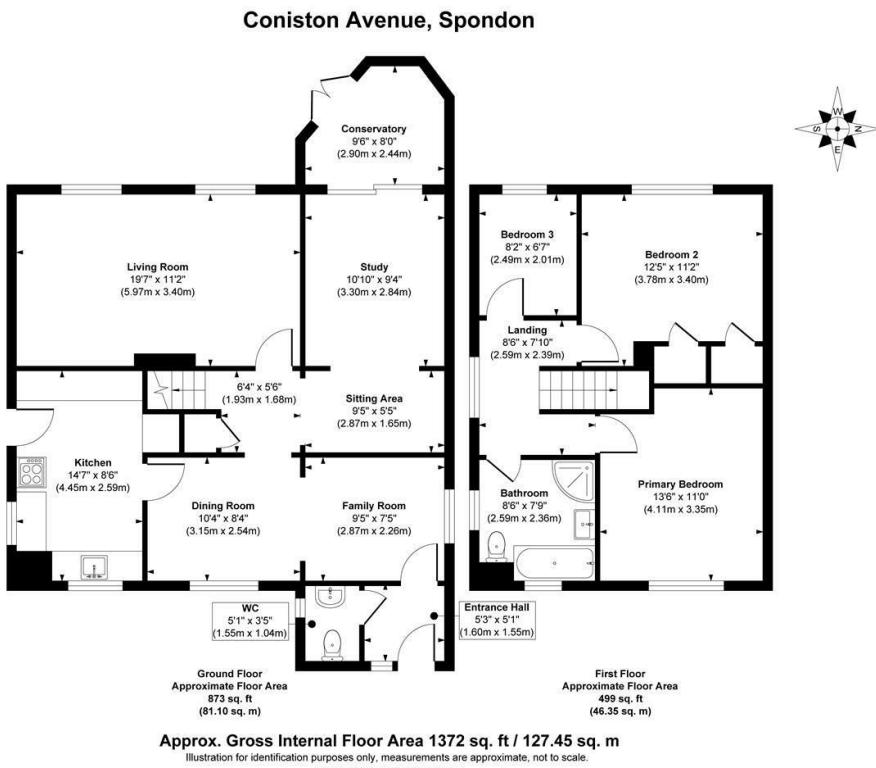
Approx 1372.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

C



CURRAN BIRDS CO

The logo consists of the company name 'CURRAN BIRDS CO' in a large, white, serif font. To the left of the word 'CURRAN' is a white square containing a black plus sign (+).

Let's Talk

01332 411050
hello@curranbirds.co
curranbirds.co

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