

CURRAN
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West Road, Spondon
£1,350 PCM



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SPACIOUS FOUR-BEDROOM DETACHED FAMILY HOME NEAR WEST PARK SCHOOL.

This impressive four-bedroom detached family home is ideally situated close to Spondon Village Centre and just a short walk from West Park Secondary School.

The property boasts convenient access to the A52, providing easy routes to both Derby and Nottingham. Available unfurnished, the home features uPVC double glazing and gas central heating.

The accommodation includes a porch, entrance hallway, a generous lounge and dining room, a well-equipped kitchen, and a side porch. Upstairs, the landing leads to four spacious bedrooms and a modern bathroom.

Outside, the home offers a lawned front garden with a driveway and a single integral garage. The rear of the property features an enclosed garden for added privacy.





The Detail

Enter this home through a uPVC double glazed door into the porch with ceramic tiled flooring. The wood-panelled entrance hallway features an alarm keypad, central heating radiator, coving to the ceiling, and a staircase leading to the first floor. It includes access to an under-stairs storage cupboard, downstairs WC, and the lounge dining room. The downstairs WC has a ceramic tiled floor, wall-mounted wash hand basin with mosaic-tiled splashback, low-level WC, recessed LED downlighters, and an obscure glazed window.

The spacious lounge dining room is equipped with a TV point, coving to the ceiling, two central heating radiators, two large uPVC double glazed windows, and a door to the rear garden. It connects to the hallway and kitchen. The kitchen features white high gloss units, oak-effect work surfaces, a stainless steel sink, electric oven, gas hob, splashbacks, space for a dishwasher and fridge, and oak-effect laminate flooring. It leads to a side porch with glass brick windows, a polycarbonate roof, and uPVC doors.

Upstairs, the landing has loft access, a smoke alarm, and doors to four bedrooms and a bathroom. The primary bedroom, as well as the second, third, and fourth bedrooms, have central heating radiators and uPVC double glazed windows. Bedroom two includes a built-in storage cupboard and TV point. The bathroom is fitted with a white three-piece suite, porcelain tiled splashbacks and floor, LED downlighters, a heated towel rail, extractor fan, and an obscure glazed window.

Outside, the front features a lawned foregarden, hedgerow boundary, tarmac driveway, and access to the single integral garage, which is equipped with power and light.







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The Location

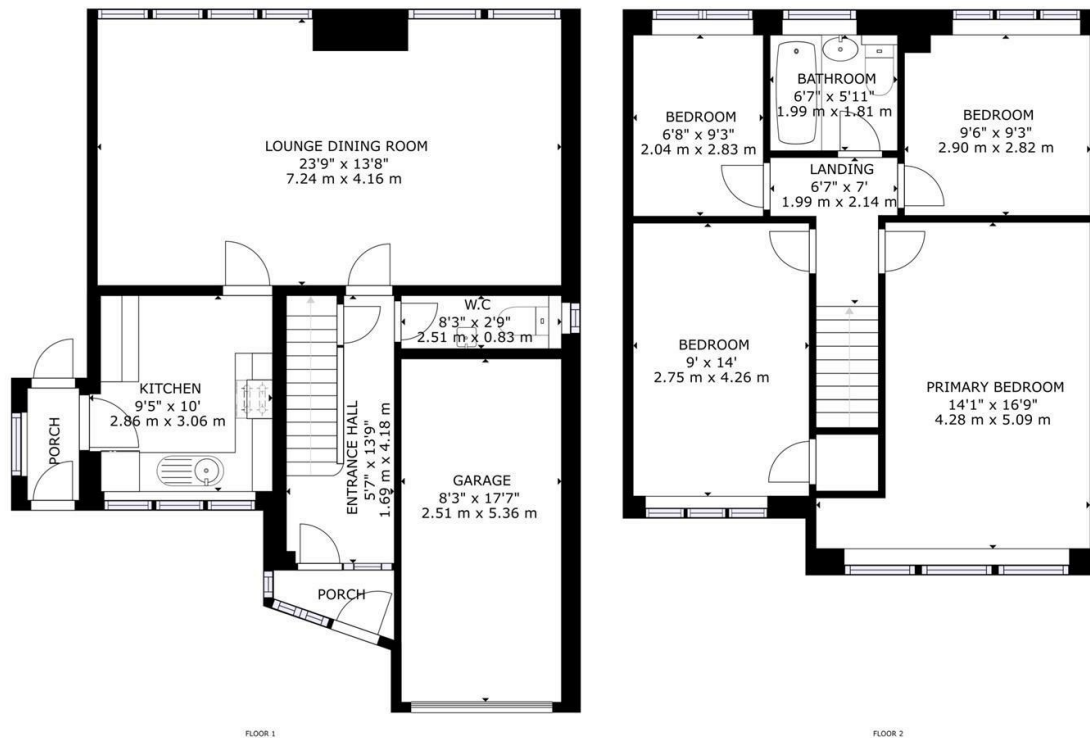
Spondon is a highly sought-after village located approximately three miles east of Derby City Centre. It boasts an excellent array of local amenities, including a shopping centre, regular bus services, a cricket ground, inviting public houses, and fine dining restaurants. The village is renowned for its quality education at all levels, with West Park Secondary School being a notable highlight. Additionally, Spondon is celebrated for its proximity to the picturesque Locko Park, offering residents beautiful scenery and recreational opportunities.

The village's strategic location provides quick access to both Derby and Nottingham via the A52, and convenient connections to the M1 motorway, making it an ideal spot for commuters.









GROSS INTERNAL AREA
 FLOOR 1: 542 sq ft, 50.32 m²; FLOOR 2: 626 sq ft, 58.12 m²
 EXCLUDED AREAS: PORCH: 33 sq ft, 3.05 m²; GARAGE: 144 sq ft, 13.42 m²
 TOTAL: 1168 sq ft, 108.44 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Particulars

- Well Presented Detached Family Home
- West Park School Catchment Area - Located just a short walk away
- Gas Central Heating & uPVC Double Glazing
- Porch, Entrance Hallway & Downstairs WC
- Spacious Lounge Dining Room & Fitted Kitchen
- Four Bedrooms & Contemporary Bathroom
- Front Garden, Driveway, Single Garage & Enclosed Rear Garden
- Close to Excellent Local Shops & Amenities
- Easy Access to A52 leading to Derby, Nottingham & Long Eaton
- Available on Unfurnished Basis

Size

Approx 1168.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

D

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Let's Talk

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