



Coniston Avenue
Spondon Derby



Property Description

Hall & Benson are delighted to bring to market this wonderfully presented bay fronted, four bedroom semi-detached home situated on this highly sought after residential area. An internal inspection is highly advised.

To the ground floor is an entrance hallway, bay fronted lounge, fitted kitchen and dining room. To the first floor is a landing leading to the four bedrooms and three piece shower room and separate bathroom and toilet.

Externally to the front is a paved driveway and an enclosed rear garden and integral garage. If you would like any more information or would like to arrange a viewing please do not hesitate to contact Hall & Benson today!

Ground Floor

Hall

Lounge

13' 6" max x 10' 5" max (4.11m max x 3.17m max)

With a double glazed bay window to the front, carpet, and a ceiling light.

Dining Room

13' 3" max x 10' 11" max (4.04m max x 3.33m max)

With a double glazed window to the rear, carpet, and a ceiling light.

Kitchen

9' 7" max x 7' 10" max (2.92m max x 2.39m max)

Fitted with a range of matching wall and base units with complimentary work surfaces and an inset one and a half bowl sink and drainer unit. There is an integral gas oven and hob, with an extractor hood over. With tiled effect Vinyl flooring, double glazed window to the rear, ceiling light and a door leading through into the garage.

First Floor

Landing

Bedroom One

13' 8" max x 13' 1" max (4.17m max x 3.99m max)

With a double glazed bay window to the front, and a ceiling light.

Bedroom Two

15' 10" max x 7' 8" max (4.83m max x 2.34m max)

With a double glazed window to the front, built in storage, carpet and a ceiling light.

Bedroom Three

13' 8" max x 10' 10" max (4.17m max x 3.30m max)

With a double glazed window to the rear, carpet, fitted storage and a ceiling light.

Bedroom Four

8' 5" max x 8' max (2.57m max x 2.44m max)

With a double glazed window to the front, carpet, fitted storage and a ceiling light.

Bathroom

Fitted with a two piece suite comprising of a pedestal wash hand basin, a bath and the toilet located separately and a double glazed obscure window to the rear.

Shower Room

Fitted with a three piece suite comprising a low level WC, pedestal wash hand basin a shower cubicle, heated towel rail, ceiling light and a double glazed obscure window to the rear.

Outside

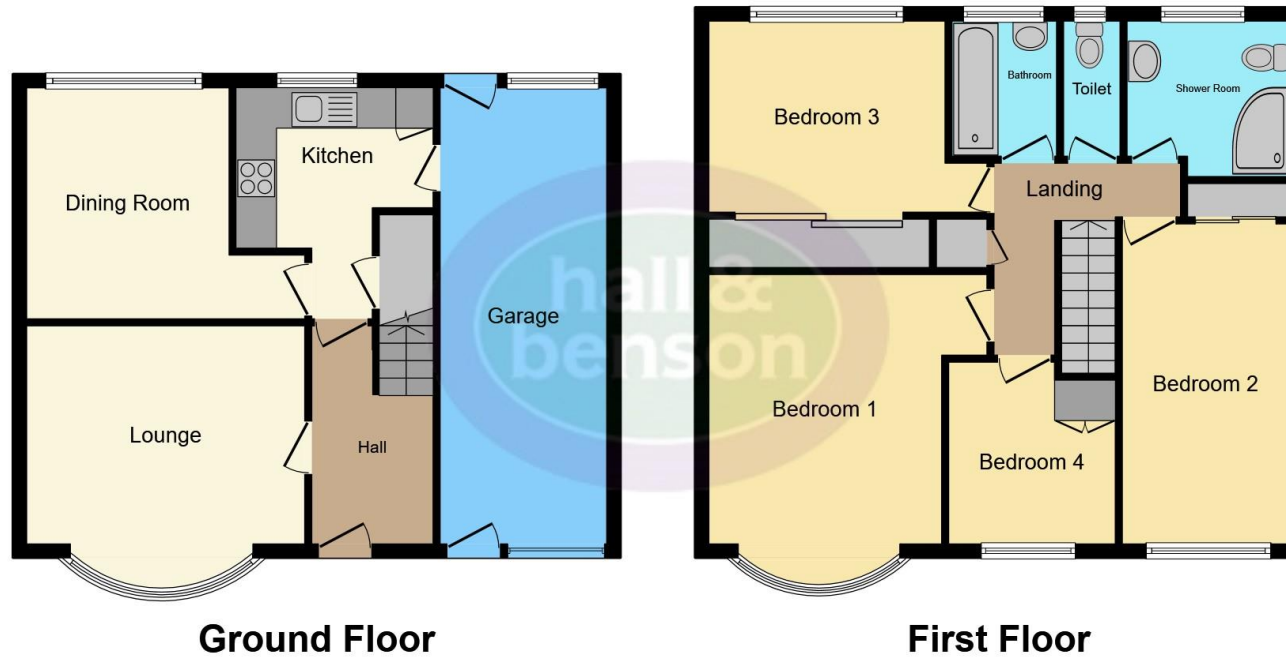
The property sits behind a paved driveway providing off road parking for multiple vehicle.

To the rear is an enclosed garden incorporating patio seating, a lawn area with planted borders and space for a shed/outbuilding.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Hall & Benson on

T 01332 607000
E spondon@hallandbenson.co.uk

Pinxton House 75 Sitwell Street Spondon
 DERBY DE21 7FH

EPC Rating: E

Tenure: Freehold

view this property online hallandbenson.co.uk/Property/SPD101263



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