



Not for marketing purposes INTERNAL USE ONLY

Fallow Road
Spondon Derby



Property Description

We are pleased to offer to the market this well presented three bedroom detached property in the popular location of Spondon. The property briefly comprises of an entrance porch, downstairs w/c, lounge/diner, conservatory and kitchen, to the first floor we have three bedrooms and a family bathroom. To the rear the property is a part artificial grass, part stone and slabbed garden. To the front is a driveway and access to the properties garage.

Entrance Porch

With fitted carpet leading to;

Downstairs W/c

With vinyl flooring, low level W/C, wash hand basin and UPVC double glazed window.

Lounge/ Dining Room

21' 8" x 10' 2" (6.60m x 3.10m)

Open plan lounge and dining room with fitted carpet, Electric fire, UPVC double glazed bay window to the front of the property and access to the kitchen and the conservatory to the rear of the property.

Kitchen

9' 10" x 6' 7" (3.00m x 2.01m)

With a selection of wall and base units, vinyl flooring, tiled surround and boiler fitted to the rear wall of the property.

Conservatory

12' 2" x 7' 6" (3.71m x 2.29m)

To the rear of the property is UPVC conservatory with vinyl flooring and patio doors leading into the rear garden.

Landing

With fitted carpet, loft hatch and access to;

Bedroom 1

12' 10" x 9' 4" (3.91m x 2.84m)

Double bedroom with a fitted carpet and UPVC double glazed window to the front of the property.

Bedroom 2

8' 10" x 8' 2" (2.69m x 2.49m)

With fitted carpet and a UPVC double glazed window to the rear of the property.

Bedroom 3

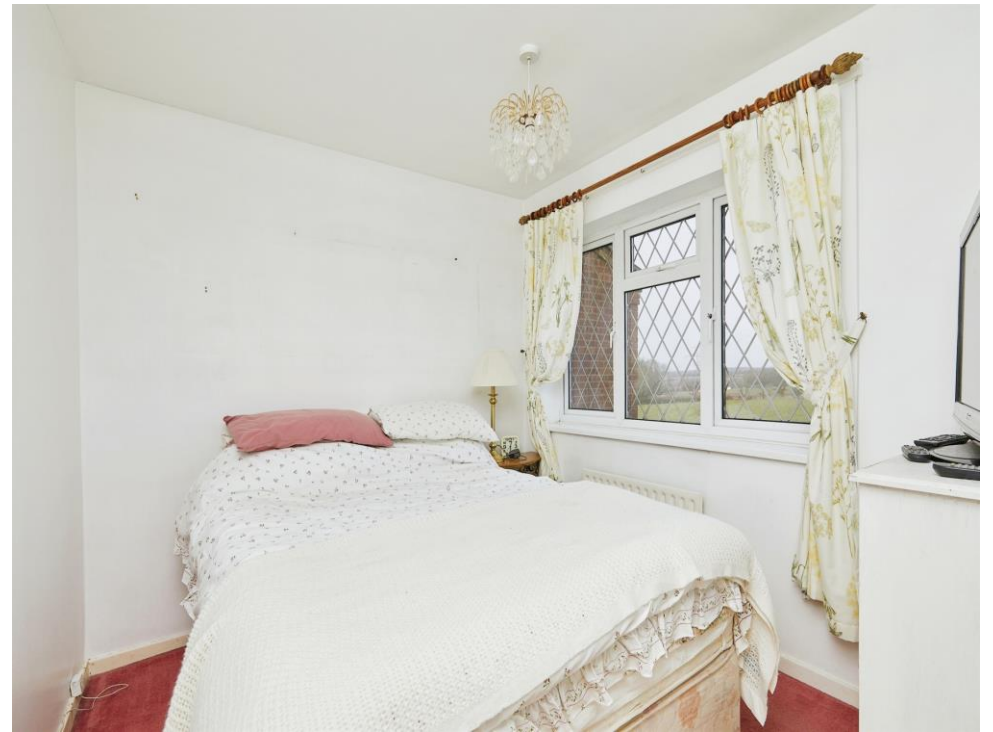
8' 7" x 7' 6" (2.62m x 2.29m)

With fitted carpet and UPVC double glazed window to the front of the property.

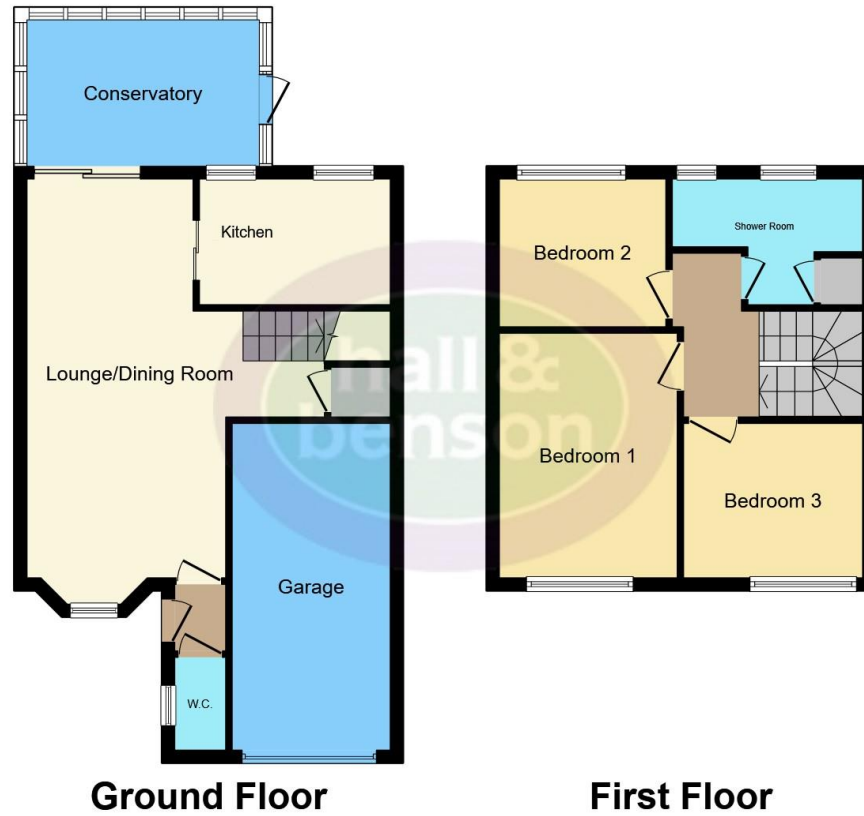
Bathroom

With vinyl flooring, low level W/C, hand wash basin, walk in shower, part tiled surround, two UPVC double glazed windows to the rear of the property and storage cupboard.









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

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EPC Rating: D

Tenure: Freehold

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