



1a Kirkleys Avenue South  
Spondon Derby



### Property Description

We are pleased to offer to the market this well presented two bedroom link detached bungalow. The property is located in the popular location of Spondon Village and is close to a range of local amenities and excellent transport links including Spondon train station. In brief the property comprises of: two bedrooms, family bathroom, lounge, open plan kitchen/ dining room, garage and solar panels.

#### Bedroom 1

12' 8" max x 9' 2" max ( 3.86m max x 2.79m max )

With fitted carpet and window to the front of the property,

#### Bedroom 2

10' 9" max x 9' 10" max ( 3.28m max x 3.00m max )

With fitted carpet and window to the front of the property.

#### Bathroom

With tiled floor, window to the rear of the property, walk in shower, low level w/c, wash hand basin and towel radiator.



## Lounge

12' 7" max x 11' 5" max ( 3.84m max x 3.48m max )

With fitted carpet, electric fire and patio doors leading to the garden at the rear of the property.

## Kitchen/ Dining Room

15' 9" max x 9' 5" max ( 4.80m max x 2.87m max )

With tiled floor, tiled splash back, window to the rear of the property, door leading to the rear of the property, a range of wall and base units, gas hob and electric oven.

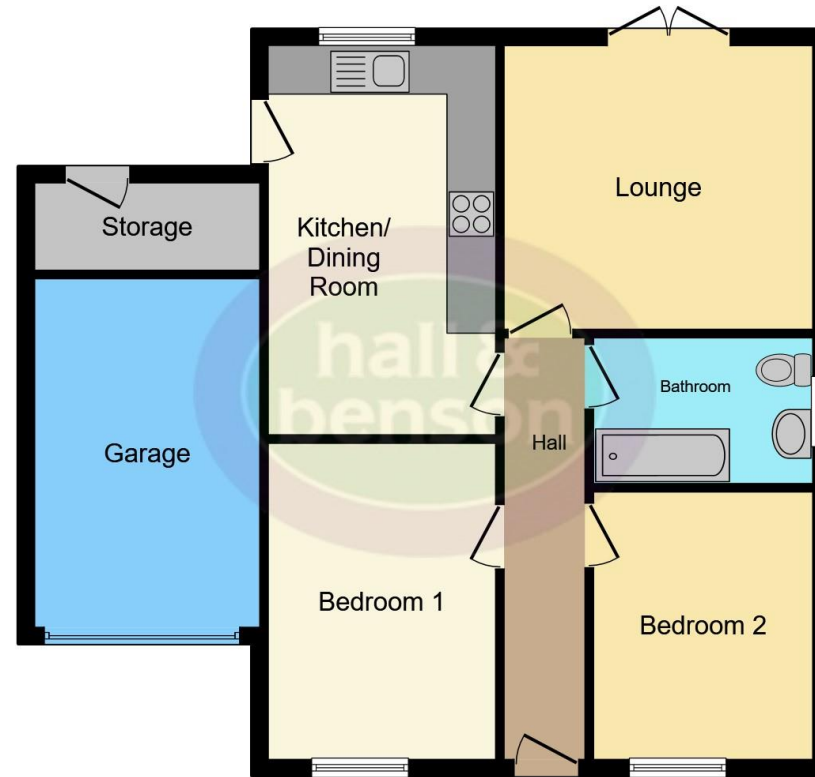
## Garden

A multi level garden with patio area, flower beds, a fenced surround and giving access to the properties garage.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: B**

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Tenure: Freehold



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Awaiting Photograph