



Beeches Avenue  
Spondon Derby



### Property Description

We are pleased to offer to the market this three bedroom bungalow located in a popular cul de sac in Spondon. The property is only a short distance from a range of local amenities and benefits from some excellent transport links including Spondon train station. In brief the property comprises of three bedrooms, lounge, kitchen/ dining room, family bathroom, driveway and rear garden.

### Entrance Hall

Leading To:

### Lounge

14' 3" max x 11' 11" max ( 4.34m max x 3.63m max )

With a Wooden floor, Window to the front of the property, Electric fire and patio doors leading to the garden at the rear of the property.

### Kitchen/ Dining Room

18' 11" max x 13' 3" max narrowing to 3' 10" max ( 5.77m max x 4.04m max narrowing to 1.17m max )

Open plan kitchen and dining room with part wooden and part tiled flooring, window to the side of the property, a range of wall and base units, storage space and door leading to the rear of the property. (please note this is an L shape room and dimensions are max range)

### Conservatory

10' 9" max x 7' 8" max ( 3.28m max x 2.34m max )

With tiled flooring, utility room/ storage space to the side and access to the garden at the rear of the property.

### Bedroom 1

10' 10" max x 9' 6" max ( 3.30m max x 2.90m max )

With laminate flooring and window to the front of the property.

### Bedroom 2

9' 11" max x 8' 6" max ( 3.02m max x 2.59m max )

with laminate flooring and window to the side of the property.

### Bedroom 3

12' 1" max x 10' max ( 3.68m max x 3.05m max )

With laminate flooring, window to the front of the property and wardrobe space.

### Bathroom

with laminate flooring, window to the side of the property, walk in shower, low level W/C and wash hand basin.

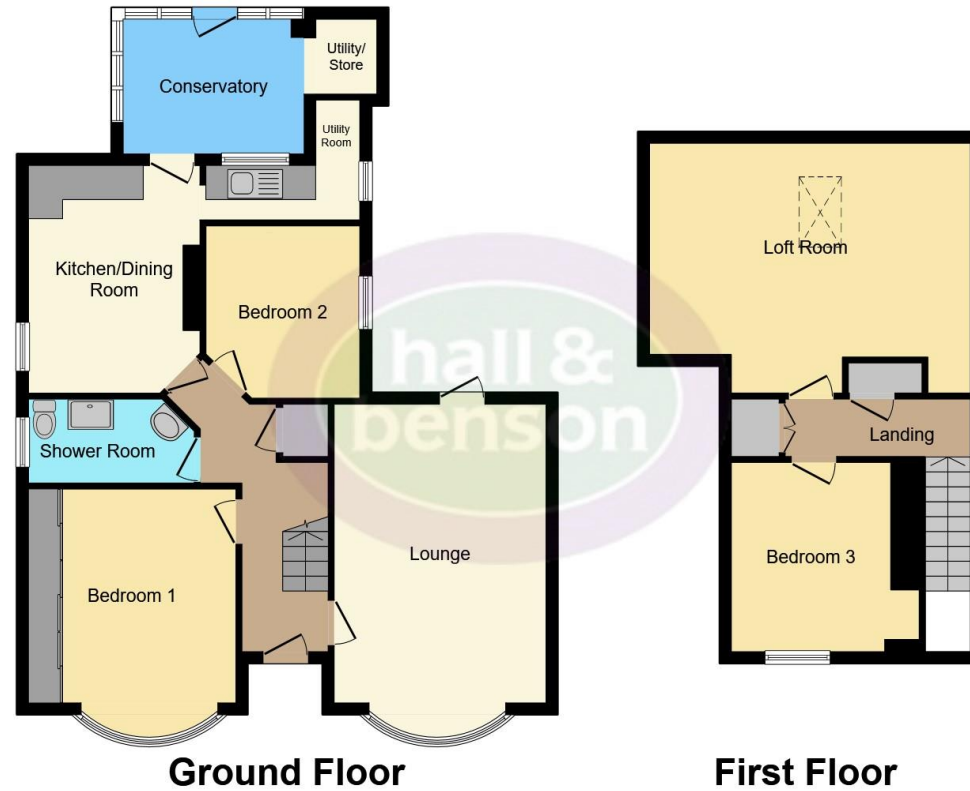
### Loft Room

With power points, velux window, and beams.









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: D**

Tenure: Freehold

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