



Huntley Avenue
Spondon Derby



Property Description

This charming three bedroom semi-detached home, located in a sought-after area, offers a perfect opportunity for personalisation. With its own driveway and spacious rear garden, it's ideal for outdoor enjoyment. The property includes a well-appointed utility room and a downstairs family bathroom. The master bedroom boasts a bay window and an enclosed WC. Bedroom two features a casement window with garden views, while bedroom three offers versatile space. Outside, a spacious drive and front lawn greet you, while a single garage and patio area complete the serene backyard with field views.

First Floor

Entrance Hall

Living Room

13' 7" x 9' 5" (4.14m x 2.87m)

In the living room, a bay window brings in plenty of natural light, gently brightening the space. Positioned at the centre is a feature fireplace, adding a subtle warmth and charm to the room.

Kitchen

12' x 11' (3.66m x 3.35m)

Upon entering the kitchen, you'll find an array of wall and base-mounted cupboards, providing ample storage space. The preparation surfaces offer convenient workspaces, featuring an inset composite sink with an adjacent drainer and mixer tap. A fan

oven with a four-ring gas hob, accompanied by an extractor along with splashback tiling. Additionally, there's plumbing available for a washing machine and dedicated space for a freestanding fridge freezer.

Utility

10' 4" x 7' 5" (3.15m x 2.26m)

Well-appointed utility room featuring double patio doors opening to the rear garden. With ample space and charming ceiling beams, it strikes the perfect balance between practicality and character.

Family Bathroom

6' 5" x 5' 5" (1.96m x 1.65m)

The downstairs family bathroom is equipped with a convenient walk-in electric shower, a low-level WC, and a sink with hot and cold taps, providing accessibility and comfort for all members of the household.

Landing

Master Bedroom

12' 7" x 11' 4" (3.84m x 3.45m)

The master bedroom features a upvc sealed unit double glazed bay window, offering a picturesque view. Additionally, it includes its own enclosed WC and sink for added convenience.

Bedroom Two

11' 1" x 7' 1" (3.38m x 2.16m)

Featuring a upvc sealed unit double-glazed casement window, this bedroom offers a view overlooking the rear garden Bedroom three

Bedroom Three

6' 3" x 6' 2" (1.91m x 1.88m)

Bedroom three comes with a upvc sealed unit double glazed casement window, offering country views whilst its versatility means it can easily transition between serving as a bedroom, home office, or nursery.

Outside

At the front of the property, a spacious drive provides ample parking space, accompanied by a well-maintained front lawn. Towards the rear, a single garage offers generous storage capacity. The garden features a charming patio area, alongside a planted section and hedges that enhance the peaceful views of field.









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