



Arnhem Terrace
Spondon Derby



Property Description

We are pleased to offer to the market this three bedroom semi detached property in the sought after location of Spondon. The property is only a short distance from Spondon village which offers a range of local amenities and a number of different transport links including Spondon train station and the A52. In the brief the property comprises of Lounge, Dining Room/ Kitchen, Lounge/ Study, Three bedrooms and family bathroom.

Lounge

19' 10" max x 11' 2" max (6.05m max x 3.40m max)

With fitted carpet, window to the rear of the property and access through into the properties kitchen.

Dining Room

9' 10" max x 8' 10" max (3.00m max x 2.69m max)

With tiled flooring and patio door to the rear of the property.

Kitchen

10' 1" max x 9' 4" max (3.07m max x 2.84m max)

With tiled flooring, window to the rear of the property, a range of wall and base units, cupboard space and tiled splash back,

Lounge/ Study

14' 11" max x 6' 2" max (4.55m max x 1.88m max)

With fitted carpet and window.

Bedroom 1

11' 3" max x 9' 10" max (3.43m max x 3.00m max)

With laminate flooring, cupboard storage space and window to the rear of the property.

Bedroom 2

11' 2" max x 10' 3" max (3.40m max x 3.12m max)

With laminate flooring, cupboard storage space and window to the rear of the property.

Bedroom 3

9' 1" max x 6' 3" max (2.77m max x 1.91m max)

With fitted carpet, cupboard space and window to the front of the property.

Bathroom

With vinyl flooring, tiled splash back, shower over bath, low level W/C and wash hand basin.

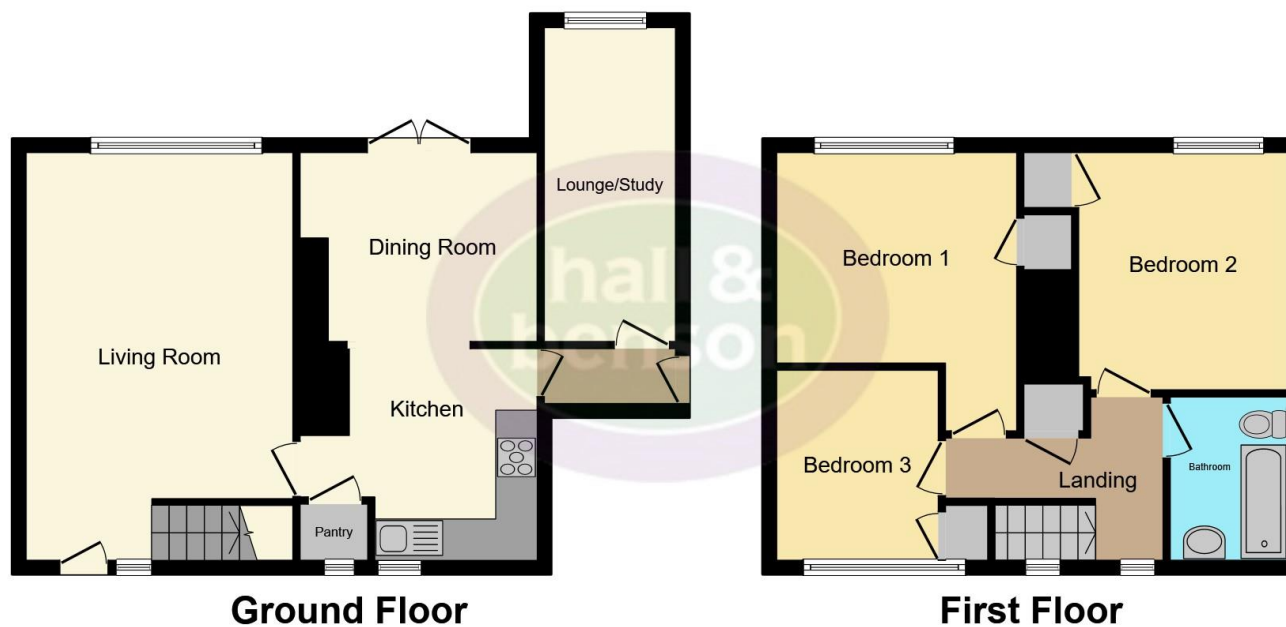
Outside

To the front is a multi car driveway.

To the rear is a multi level garden which is part laid to lawn, part decking and part stone.







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

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EPC Rating: C

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Tenure: Freehold



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