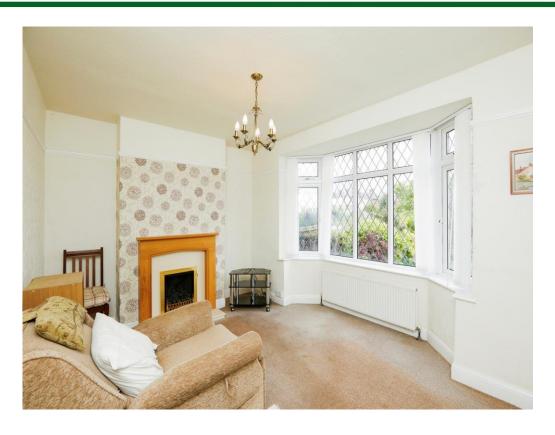


Huntley Avenue Spondon Derby







# **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.

### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### 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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