



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

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## 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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**T 01332 607000**  
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Pinxton House 75 Sitwell Street Spondon  
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