



Bobbins Lane
Spondon DERBY



Property Description

Hall and Benson are delighted to bring to the market this well presented three bedroom detached family home situated in a sought after cul-de-sac location on a fairly new development in Spondon Village.

This property comprises of an entrance porch leading to the staircase, kitchen, utility room with plumbing for washing machine and tumble dryer, downstairs WC, lounge and french doors into the rear garden.

Upstairs are three bedrooms and family bathroom.

Outside, to the front of the property is a double driveway and to the rear of the property is a private space with a patio area and lawn.

Entrance Porch

Entrance by UPVC double glazed front door into porch leading to both the ground floor WC and lounge.

Ground Floor Wc

UPVC triple-glazed window to the side elevation, vinyl flooring, a radiator, WC and sink unit.

Lounge

16' 7" x 15' 5" (5.05m x 4.70m)

UPVC triple-glazed window to front elevation, carpet flooring and two radiators. Staircase leading to first floor.

Kitchen Diner

Irregular Shaped Room x (x)

UPVC triple-glazed bay window to rear elevation and double-glazed patio doors, tiled flooring, ceiling spot lighting and one radiator. Range of modern shaker wall and base units with integrated dishwasher, fridge freezer, single oven, gas hob, sink and mixer tap.

Utility Room

Sink and plumbing for washing machine and one radiator.

Bedroom One

11' 3" x 9' 8" (3.43m x 2.95m)

UPVC triple-glazed window to front elevation, carpet flooring and one radiator with fitted wardrobes.

Ensuite

Shower, WC, sink, vinyl flooring and one radiator.

Bedroom Two

11' 3" x 9' 9" (3.43m x 2.97m)

UPVC triple-glazed window to rear elevation, carpet flooring and one radiator.

Bedroom Three

10' 8" 6 x 5' (3.25m 6 x 1.52m)

UPVC triple-glazed window to rear elevation,
carpet flooring and one radiator.

Outside

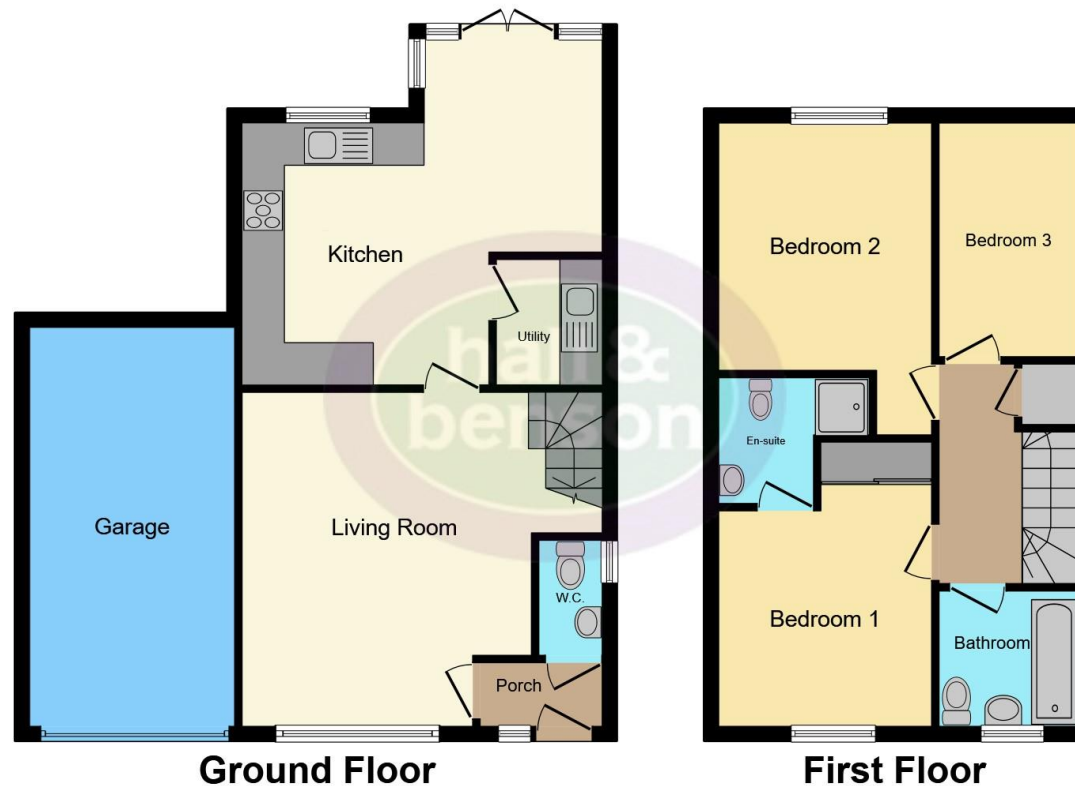
To the front of the property is access to the
garage with power.

To the rear is a patio area, lawn and fenced
boundary.









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

To view this property please contact Hall & Benson on

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EPC Rating: B Council Tax
 Band: C

view this property online hallandbenson.co.uk/Property/SPD102175

Tenure: Freehold



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