



Nottingham Road
Spondon Derby



Nottingham Road Spondon Derby DE21 7NN

for sale
£240,000



Property Description

Hall and Benson are delighted to market this three bedroom family home, in a sought-after location of Spondon Village. The property comprises of entrance hall with staircase to first floor, lounge with bay window and feature fireplace, separate extended dining room, kitchen, three bedrooms and family bedroom.

The outside of the property has a driveway providing off-road parking, to the rear theres an impressive garden being fully enclosed.

The property enjoys this well regarded residential location situated on the outskirts of Spondon, however is situated within easy reach of the village centre which has an excellent range of amenities. The A52 is within short commuting distance which provides swift access onto Derby City centre, the M1 motorway and the City of Nottingham.

To The Front

Driveway with room for four vehicles. Having a porch leading to a UPVC front door opening into the hallway.

Hallway

Staircase to the first floor with storage cupboard underneath. Hallway leading to the living room.

Living Room

17' 3" x 11' 3" (5.26m x 3.43m)
Having patio rear aspect doors. Fitted with laminate flooring, two radiators and a multi-fuel burner.

Dining Room

13' 8" x 11' 5" (4.17m x 3.48m)
Having a front aspect double-glazed nay window. Fitted with carpet, one radiator and a feature open fireplace.

Kitchen

Having a side aspect double-glazed window

and a rear aspect double-glazed door. Fitted with a selection of wall and base units including an integrated induction hob and oven with laminate flooring and one radiator.

Bedroom One

.14' 4" x 12' (4.37m x 3.66m)
Having a double-glazed rear aspect window, fitted carpet and one radiator.

Bedroom Two

11' 9" x 11' 5" (3.58m x 3.48m)
Having a double-glazed front aspect window, fitted carpet and one radiator. Benefits form having a fitted wardrobe.

Bedroom Three

6' 7" x 5' 7" (2.01m x 1.70m)
Having a double-glazed front aspect window, fitted carpet and one radiator.

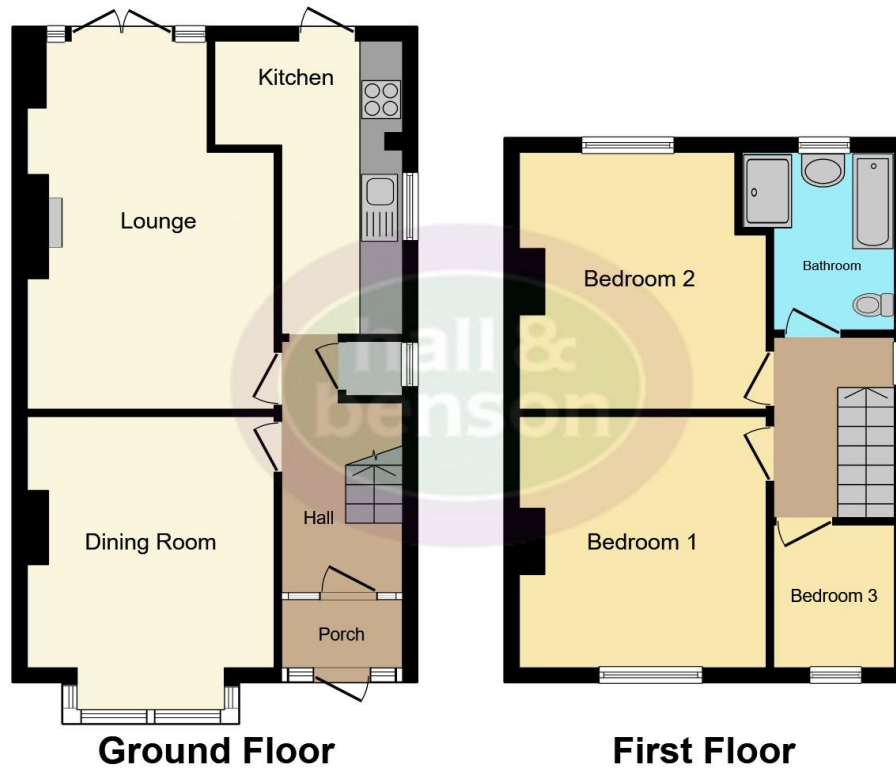
Bathroom

Having a double-glazed rear aspect window. Suite includes a shower cubicle, bath, low-level WC and a vanity sink unit. Fitted with a heated towel rail and laminate flooring.

To The Rear

Having a patio area for alfresco dining and a grass lawn. There is also a log store and a garden shed.





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: D

Tenure: Freehold

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