



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

View This Property!

Get in touch today on the contact details below and we'd be delighted to arrange a viewing of this property for you.

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E: chaddesden@hannells.co.uk
T: 01332 281400

Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

These particulars are intended only as a guide to the property. They do not form part of the contract and although they are believed to be correct, they may be inaccurate in important aspects.



Viewings Strictly By Appointment Only

We recommend our preferred partner law firms who are solicitors selected by Us for their experience and efficiency in providing conveyancing services. We receive a referral fee of £175 per completed transaction.

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You are NOT obliged to use our preferred partner services.

57 Dove Meadow, Spondon, DE21 7TZ | **£330,000 (Freehold)**

This attractive, well appointed and presented detached family home occupies a sought after location within a small development of properties built by Radleigh Homes. The accommodation is supplemented by gas fired central heating, UPVC double glazing, pleasant garden being ideal for entertaining, garage and driveway. An early viewing is highly recommended.

- WELL APPOINTED DETACHED FAMILY HOME
- FOUR BEDROOMS (MASTER EN-SUITE SHOWER ROOM)
- STYLISH REFITTED KITCHEN OPENING TO FAMILY/DINING ROOM
- EPC RATING B





Full Description

This attractive, well appointed and presented detached family home occupies a sought after location within a small development of properties built by Radleigh Homes.

The four bedroomed accommodation is supplemented by gas fired central heating, UPVC double glazing, pleasant garden, garage and driveway. In brief the accommodation comprises:- reception hallway, cloakroom/WC, lounge, open plan dining/family/living area with French doors to the rear garden, stylish refitted kitchen with integrated oven and hob and utility room. To the first floor the landing provides access to the roof space which is partially boarded, master bedroom with fitted wardrobes and en-suite shower room. There are three further bedrooms and a family bathroom. Outside, there is a garden area to the front arranged for ease of maintenance, a block paved driveway provides access to a garage which is currently split into two sections, one providing storage and the rear section providing further utility/laundry room. The rear garden is perfect for entertaining with various covered seating areas.

Dove Meadow is well situated for Spondon and its range of amenities including shops, schools and transport links together with excellent road links for the A52, M1 motorway and access to Nottingham and Derby respectively.

Measurements & Details

Reception Hallway:

Cloaks/WC:

Lounge: 13' 9" x 10' 10" (4.19m x 3.30m) maximum measurement

Dining/Family Room: 17' 9" x 11' 0" (5.41m x 3.35m)

Stylish Refitted Fitted Kitchen: 9' 0" x 8' 7" (2.74m x 2.61m)

Utility Room: 6' 2" x 4' 5" (1.88m x 1.35m)

First Floor Landing:

Bedroom One: 12' 8" x 9' 2" (3.86m x 2.79m) (plus wardrobes)

En-Suite Shower Room: 7' 9" x 4' 9" (2.36m x 1.45m)

Bedroom Two: 11' 8" x 10' 6" (3.55m x 3.20m)

Bedroom Three: 8' 10" x 7' 9" (2.69m x 2.36m)

Bedroom Four: 9' 1" x 8' 4" (2.77m x 2.54m)

Family Bathroom: 7' 0" x 5' 5" (2.13m x 1.65m)

Outside:

There is a garden area to the front elevation which is arranged for ease of maintenance being mostly pebbled. A driveway provides off road parking and this leads to a GARAGE which is currently separated into two, the front of the garage provides storage, up and over door, light and power. To the rear section of the GARAGE (which is access via the rear garden) is a utility room 8'3" x 6'10" with roll top work surface, base and eye level units together with plumbing/space for washing machine. Gated side access leads to the enclosed rear garden which is arranged for ease of maintenance having a full width covered paved patio area, further patio and gazebo, further covered decked patio area.

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A Moving Experience

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