

## 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.

W: [hannells.co.uk](http://hannells.co.uk)  
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 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.

We recommend our preferred partner Mortgage intermediaries who are mortgage specialists available to provide you with the advice you need. We receive a referral fee of approximately £350 per completed transaction.

We recommend our preferred partner Insurance Company who provide Buildings and Contents Insurance. We receive a referral fee of approximately £25 per completed transaction.

We recommend our preferred partner Removal Company for home removals. We receive a referral fee of £50 per completed transaction.

You are NOT obliged to use our preferred partner services.

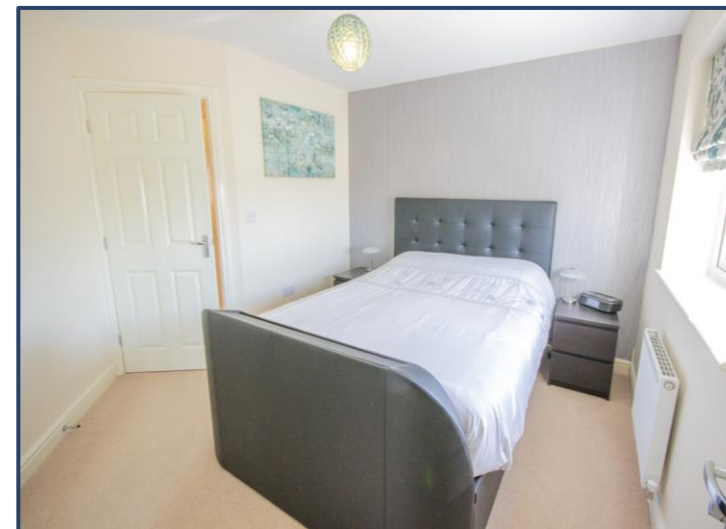
49 Dove Meadow, Spondon, DE21 7TZ | **£239,950 (Freehold)**

Hannells are delighted to offer this stylish semi detached home built by Radleigh Homes, offering particularly well appointed and presented accommodation. Situated within a much sought after small development and an early viewing is essential to be appreciated.

- PARTICULARLY WELL APPOINTED AND PRESENTED HOME
- WITHIN A SELECT SMALL DEVELOPMENT
- EARLY VIEWING ESSENTIAL
- EPC RATING B
- LOUNGE, STYLISH DINING KITCHEN WITH APPLIANCES







### Full Description

Hannells are delighted to offer this stylish semi detached home built by Radleigh Homes, offering particularly well appointed and presented accommodation. Situated within a much sought after small development and an early viewing is essential to be appreciated.

Built approximately seven years ago and offering the benefit of gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, cloakroom/WC, lounge with staircase to first floor, stylish fitted dining kitchen with French doors to the rear garden and integrated appliances. To the first floor are three bedrooms (master bedroom with fitted wardrobes and modern ensuite shower room) and modern family bathroom. Outside, a block paved driveway to the side elevation provides off road parking for two vehicles and there is an enclosed rear garden which enjoys a degree of privacy and mostly lawned.

Dove Meadow is well situated for local amenities including shops, schools and transport links together with excellent road links for the A52, M1 motorway and access to Nottingham and Derby respectively. As previously mentioned, an early viewing is highly recommended.

### Measurements & Details

Entrance Hallway:

Lounge: 17' 6" x 12' 4" (5.33m x 3.76m) plus stair recess

Stylish Open Plan Dining Kitchen: 15' 9" x 9' 9" (4.80m x 2.97m)

Fitted Kitchen Area (with integrated appliances and hi-gloss floor):

Dining Area (with French doors to the rear garden):

First Floor Landing:

Master Bedroom : 10' 6" x 9' 5" (3.20m x 2.87m) plus fitted wardrobes

Bedroom Two: 10' 4" x 8' 5" (3.15m x 2.56m)

Bedroom Three: 6' 9" x 6' 9" (2.06m x 2.06m)

Modern Family Bathroom: 8' 5" x 6' 6" (2.56m x 1.98m)

Outside:

There is a small garden to the front elevation. A block paved driveway provides off road parking to the side elevation for two vehicles. Gated access leads to an enclosed and good size rear garden which is laid to lawn incorporating paved patio area, fenced boundaries and cold water tap. The garden also enjoys a degree of privacy with not being overlook to the rear elevation.

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*A Moving Experience*