

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

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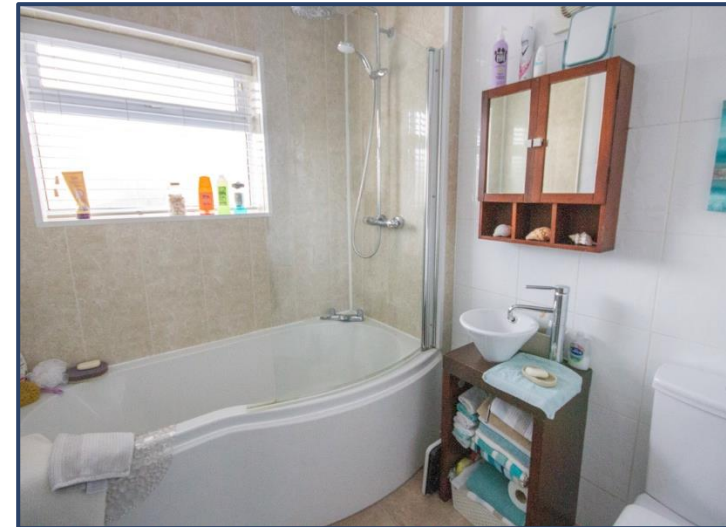
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35 Orchard Court, Spondon, DE21 7RT | **£269,950 (Freehold)**

An opportunity for the growing family to acquire this attractive, well presented and appointed three bedroomed home occupying a sought after cul-de-sac location off Moor End. The property benefits from ample of road parking, enclosed rear garden and pleasant conservatory with feature glass roof. An early viewing is highly recommended.

- WELL APPOINTED AND PRESENTED DETACHED FAMILY HOME
- EARLY VIEWING HIGHLY RECOMMENDED
- SOUGHT AFTER LOCATION
- EPC RATING D





### Full Description

An opportunity for the growing family to acquire this attractive, well presented and appointed three bedroomed home occupying a sought after cul-de-sac location off Moor End. The property benefits from ample of road parking, enclosed rear garden and pleasant conservatory with feature glass roof.

In brief the accommodation comprises:- entrance hallway, lounge with feature fireplace, separate dining room with patio doors leads to a good size conservatory with feature glass roof and French doors provide access to the rear garden and fitted kitchen with integrated oven and hob.

To the first floor are three bedrooms (two double) and modern bathroom with a three piece suite. Outside, there is a block paved frontage, driveway providing off road parking for two/three vehicles and this continues to the side elevation. There is an enclosed rear garden.

Orchard Court is just off Moor End and is therefore well situated for Spondon village and its range of amenities including shops, schools and transport links together with easy access for Derby City Centre and further road links. An early viewing is highly recommended.

### Measurements & Details

Reception Hallway:

Lounge: 16' 5" x 14' 2" (5.00m x 4.31m)

Dining Room: 10' 7" x 8' 0" (3.22m x 2.44m)

UPVC Double Glazed Conservatory (with feature glass roof): 13' 8" x 10' 3" (4.16m x 3.12m)

Fitted Kitchen: 10' 7" x 8' 10" (3.22m x 2.69m)

First Floor Landing:

Double Bedroom One: 13' 2" x 9' 11" (4.01m x 3.02m) plus wardrobes

Double Bedroom Two: 11' 10" x 10' 8" (3.60m x 3.25m)

Bedroom Three: 10' 3" x 7' 8" (3.12m x 2.34m) max

Family Bathroom: 7' 8" x 5' 9" (2.34m x 1.75m)

Outside:

There is a paved block paved frontage providing off road parking for two/three vehicles and this continues to the side elevation. Gated access leads to the enclosed rear garden having a paved patio area with lawned area beyond and garden shed.

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A Moving Experience