

09/04/2021 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 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.

W: hannells.co.uk
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.

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.

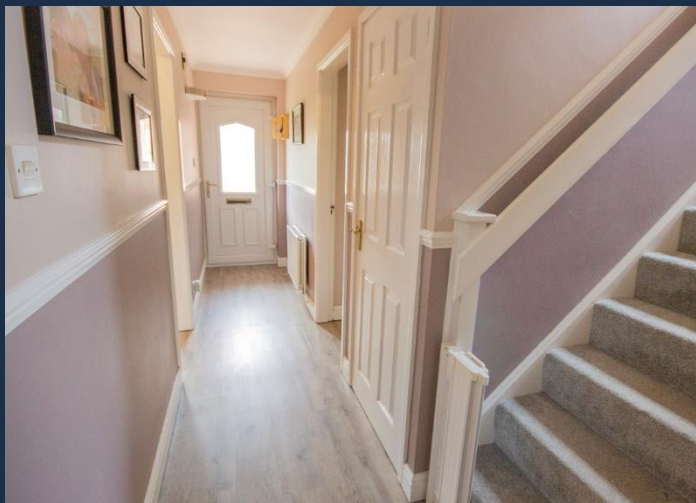
These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification of information. The Property Misdescription Act 1991 - The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

12 Goldcrest Drive, Spondon, DE21 7TN | Offers in excess of **£299,950**

An excellent opportunity to acquire this spacious modern, well presented and proportioned detached family home occupying a pleasant cul-de-sac location and with the benefit of being extended to the rear elevation. The property benefits from gas fired central heating, UPVC double glazing and An early viewing is recommended.

- WELL PRESENTED AND EXTENDED DETACHED FAMILY
- SOUGHT AFTER CUL-DE-SAC LOCATION
- FOUR DOUBLE BEDROOMS
- EPC RATING C
- RECEPTION HALL, CLOAKS/WC, UTILITY ROOM





12 Goldcrest Drive, Spondon, DE21 7TN
Offers in excess of **£299,950 (Freehold)**

A Moving Experience

hannells.co.uk | chaddesden@hannells.co.uk | 01332 281400



Full Description

An excellent opportunity to acquire this spacious modern, well presented and proportioned detached family home occupying a pleasant cul-de-sac location and with the benefit of being extended to the rear elevation.

The property benefits from gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, cloakroom/WC, utility room, fitted kitchen with in-built oven and hob, spacious through lounge diner with feature fireplace and French doors providing access to the rear garden. There is a pleasant family/sitting room/optional study with views over the rear garden.

To the first floor the balcony landing provides access to four double bedrooms and bathroom with a three piece suite. Outside, there is a block paved frontage/driveway providing ample off road parking for a number of vehicles together with an attached garage. There is a pleasant and enclosed rear garden having a paved patio with hot tub, lawned area and decked seating area.

Goldcrest Drive is well situated for Spondon and its amenities including shops, schools and transport links together with easy access for Derby City Centre and road links including the A52, M1 motorway and A50 respectively. An early viewing is recommended.

Measurements & Details

Reception Hallway:

Cloakroom/WC:

Utility Room: 7' 9" x 5' 10" (2.36m x 1.78m)

Fitted Kitchen: 14' 9" x 7' 7" (4.49m x 2.31m)

Spacious Lounge/Dining Room: 19' 6" x 12' 9" (5.94m x 3.88m)

Family/Office/Sitting Room: 10' 9" x 9' 6" (3.27m x 2.89m)

First Floor Balcony Landing:

Master Bedroom: 12' 5" x 11' 0" (3.78m x 3.35m)

Bedroom Two: 10' 10" x 8' 9" (3.30m x 2.66m)

Bedroom Three: 10' 9" x 8' 5" (3.27m x 2.56m)

Bedroom Four: 8' 10" x 8' 5" (2.69m x 2.56m)

Family Bathroom: 7' 4" x 5' 5" (2.23m x 1.65m)

Outside:

There is a block paved frontage/driveway providing off road parking for several vehicles and in-turn provides access to a:- GARAGE 10'8" x 8'6" with up and over door, light, power and housing a Vaillant combination central heating boiler. There are two gates to the side elevation providing pedestrian access to the enclosed and pleasant rear garden and comprises a decked patio area, paved with area with HOT TUB which is to be included in the sale, lawned area and gravelled area. Garden shed and cold water tap.

hannells.co.uk | chaddesden@hannells.co.uk | 01332 281400