



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Viewings Strictly By Appointment Only

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.

21 Ingle Close, Spondon, DE21 7LG | **£284,000 (Freehold)**

An early viewing is absolutely essential to appreciate this superbly appointed home having been extended over recent years to provide ideal accommodation for the growing family. Occupying a sought after cul-de-sac location close to Spondon village and having a contemporary and stylish interior.

- SUPERBLY APPOINTED DETACHED FAMILY HOME
- EARLY VIEWING ABSOLUTELY ESSENTIAL
- QUALITY FIXTURES AND FITTINGS THROUGHOUT
- EPC RATING D
- COUNCIL TAX BANDING C



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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.

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Full Description

An early viewing is absolutely essential to appreciate this superbly appointed home having been extended over recent years to provide ideal accommodation for the growing family. Occupying a sought after cul-de-sac location close to Spondon village and having a contemporary and stylish interior. The property has a range of quality fittings throughout and benefits from gas fired central heating (via a combination central heating boiler), UPVC double glazing including composite doors to the front and side elevations, Karndene flooring and 'Shaker' style internal solid oak doors.

In brief the accommodation comprises:- reception hallway with dog leg staircase to first floor, contemporary refitted kitchen with integrated washing dryer, attractive lounge with Karndene flooring and contemporary 'Rais' wood burning stove effect gas fire and French doors opening to a sitting/family room with vaulted ceiling incorporating velux windows and Karndene flooring. French doors provide access to the rear garden.

To the first floor the landing provides access to three double bedrooms and refitted shower room with a three piece suite. Outside, the property occupies a pleasant position having a paved frontage providing off road parking, driveway to the side with covered carport and approached via wrought iron gates. There is a pleasant garden to the rear.

Ingle Close is a no through road location close to Spondon village and its range of amenities which include shops, schools and transport links together with convenient access for Derby City Centre and major road links including the A52, M1 motorway and A50 respectively. As previously mentioned, an early viewing is absolutely essential to appreciate this most attractive contemporary home.

Measurements & Details

Reception Hallway:

Contemporary Refitted Kitchen (with appliances): 14' 7" x 9' 2" (4.44m x 2.79m) maximum measurement

Attractive Lounge (with feature fire and Karndene flooring): 21' 4" x 10' 7" (6.50m x 3.22m) minimum measurement

Sitting/Family Room: 11' 11" x 9' 9" (3.63m x 2.97m)

First Floor Landing:

Double Bedroom One: 12' 3" x 9' 8" (3.73m x 2.94m)

Double Bedroom Two: 9' 3" x 9' 1" (2.82m x 2.77m) maximum measurement

Double Bedroom Three: 10' 7" x 8' 9" (3.22m x 2.66m)

Refitted Shower Room: 11' 7" x 5' 9" (3.53m x 1.75m)

Outside:

The property is set back at the head of the cul-de-sac having the benefit of a paved frontage providing off road parking. There is a garden area adjacent to the property to the front elevation. Double wrought iron gates to the side of the property lead to a covered carport which is currently used as seating area and provides additional off road parking, if required. The rear garden is paid mainly to lawn incorporating a paved patio area. Security lighting and cold water tap.

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A Moving Experience