

## 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.

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.

## Viewing 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 between £225 - £250 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.

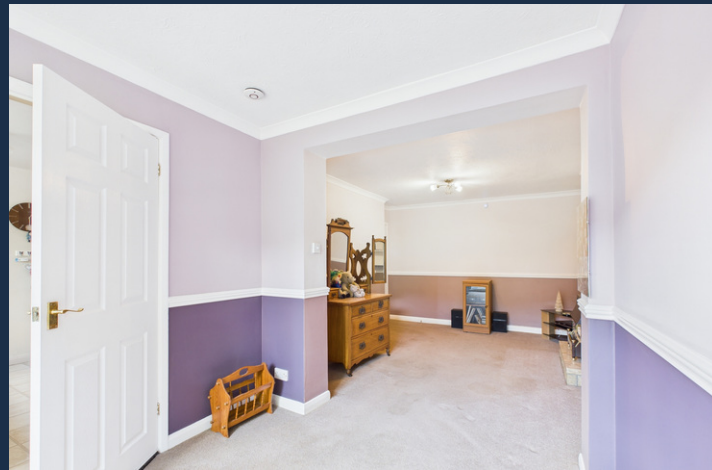
## 26 Wood Road, Spondon, DE21 7DP | Asking Price £300,000 Freehold

Located in the sought-after area of Spondon, this spacious, extended and well located five-bedroom detached home features a spacious sitting room with a feature bay window, a separate lounge opening to a good-sized dining area, a fitted breakfast kitchen, utility room and a good-sized integral garage. With a generous mature rear garden and ample off-road parking, it must be viewed!

- Spacious & Extended Five-Bedroom Home
- EPC Rating D, Standard Construction
- Council Tax Band C, Freehold
- Driveway & Garage, No Upward Chain







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A Moving Experience...

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Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall; spacious sitting room with feature fireplace and bay window; separate lounge opening through to the good-sized dining area; fitted breakfast kitchen; separate utility room; integral garage with sink and cloakroom with W.C; first floor landing; five good sized first floor bedrooms; fitted bathroom and separate W.C.

To the front of the property is a neat garden space with artificial lawn and mixed flower and shrubbery beds alongside a driveway providing ample off-road parking and giving access to the integral garage with power and lighting. To the rear is an enclosed mature garden with patio seating area, lawn and mixed flower and shrubbery beds.

**Entrance Hall:**

**Living Room:** (13'3" x 11'11") 4.04 x 3.63

**Lounge Diner:** (21'3" x 10'11") 6.48 x 3.33

**Kitchen:** (10'4" x 8'3") 3.15 x 2.51

**Breakfast Area:** (9'0" x 7'3") 2.74 x 2.21

**Utility Room:** (8'3" x 5'7") 2.51 x 1.70

**Garage:** (24'3" x 7'1") 7.39 x 2.16

**Cloakroom With W.C:** (3'11" x 2'7") 1.19 x 0.79

**First Floor Landing:**  
**Bedroom One:** (14'4" x 8'5") 4.37 x 2.57

**Bedroom Two:** (10'11" x 9'7") 3.33 x 2.92

**Bedroom Three:** (12'1" x 7'1") 3.68 x 2.16

**Bedroom Four:** (9'11" x 7'0") 3.02 x 2.13

**Bedroom Five:** (9'6" x 7'9") 2.90 x 2.36

**Bathroom:** (6'4" x 5'6") 1.93 x 1.68

**Separate W.C:** (3'7" x 2'6") 1.09 x 0.76

**Buyer Information:**

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person.
2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long distance to view.
3. Measurements: All measurements are approximate and provided for guidance only.
4. Services: Services, equipment, and appliances have not been tested. Buyers should arrange their own surveys or inspections.
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