



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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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.

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Nottingham Road, Spondon, DE21 7NH

A stylish and modern three-bedroom town house arranged over three floors, offering spacious accommodation and features an inviting open-plan living area ideal for modern family life and entertaining. The property benefits from two bath/shower rooms, a driveway and garage.

- Contemporary Three Bedroomed, Three Storey Home
- Viewing Highly Recommended, No upward Chain
- Ideal First Time Buy/Family Home
- EPC Rating C, Standard Construction
- Council Tax Band C, Freehold





A stylish and modern three-bedroom town house arranged over three floors, offering spacious accommodation and features an inviting open-plan living area ideal for modern family life and entertaining. The property benefits from two bath/shower rooms, a driveway and garage.

The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises:- open plan living/fitted breakfast kitchen and cloakroom/WC. To the first floor the landing provides access to two bedrooms and a modern shower room. To the second floor, the landing provides access to the master bedroom with walk-in dressing room and refitted bathroom with a three piece suite.

Door To:

Cloaks/WC:

Open Plan Living / Breakfast Kitchen: (12'11" x 30'0")
3.94 x 9.14

First Floor Landing: (3'3" x 9'5") 0.99 x 2.87

Bedroom Two: (12'8" x 8'8") 3.86 x 2.64

Bedroom Three: (12'9" x 8'6") 3.89 x 2.59

Shower Room: (6'1" x 6'3") 1.85 x 1.90

Second Floor Landing: (2'1" x 5'1") 0.63 x 1.55

Bedroom One: (9'4" x 12'3") 2.84 x 3.73

En-Suite Bathroom: (8'4" x 6'6") 2.54 x 1.98

Outside: There are gardens to both front and rear elevations. The rear garden is enclosed with a decked seating area and rear gated access to the driveway, brick built garage and visitors parking space.

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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