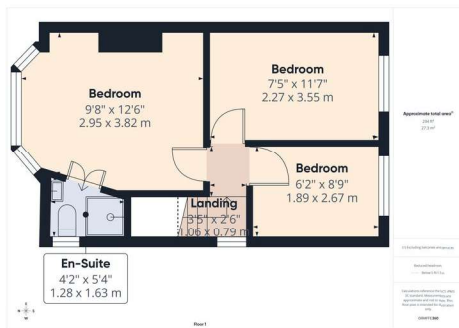


View This Property!

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.

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.

Windsor Drive, Spondon, DE21 7DQ | Freehold

A fantastic opportunity to purchase a charming, traditional bay-fronted semi-detached home set within a popular and well-established residential location — perfect for first-time buyers and growing families alike.

- Traditional Bay-Fronted Semi-Detached Home
- Three Bedrooms (Master With En-Suite Shower Room)
- EPC Rating E, Standard Construction
- Council Tax Band B, Freehold

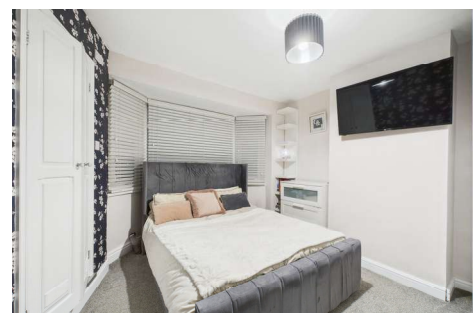


These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should 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.



Windsor Drive, Spondon, DE21 7DQ | Freehold

A Moving Experience...



A fantastic opportunity to purchase a charming, traditional bay-fronted semi-detached home set within a popular and well-established residential location — perfect for first-time buyers and growing families alike.

This attractive property features gas-fired central heating (via a combination boiler) and UPVC double glazing, and offers well-planned accommodation comprising: an inviting entrance lobby, a bright bay-fronted lounge with feature fireplace, a spacious fitted dining kitchen with built-in oven and hob, a versatile sun lounge/study, and a ground-floor bathroom with three-piece suite. Upstairs, you'll find three bedrooms, including the master bedroom having its own en-suite shower room.

Outside, the home enjoys a paved frontage/driveway providing off-road parking for two vehicles, along with the added advantage of a garage (for storage only) and enclosed, south-facing rear garden.

Entrance Hall: (3'7" x 3'0") 1.09 x 0.91

Bay-Fronted Living Room: (10'9" x 12'5") 3.28 x 3.78

Dining Kitchen: (14'0" x 11'9") 4.27 x 3.58

Sun Lounge/Study: (8'3" x 6'3") 2.51 x 1.90

Ground Floor Bathroom: (5'1" x 6'4") 1.55 x 1.93

First Floor Landing: (3'5" x 2'6") 1.04 x 0.76

Bedroom One: (9'8" x 12'6") 2.95 x 3.81

En-Suite Shower Room: (4'2" x 5'4") 1.27 x 1.63

Bedroom Two: (7'5" x 11'7") 2.26 x 3.53

Bedroom Three: (6'2" x 8'9") 1.88 x 2.67

Outside:
To the front elevation is a driveway providing off-road parking, along with a side gate giving access to the rear.

To the rear elevation is a south-facing garden, mainly laid to lawn, with an additional patio area. The property also benefits from a detached garage with power (storage only).