



## 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.
5. These details are given in good faith but do not form part of any offer or contract. Information should be independently verified. Hannells Limited and its employees or agents are not authorised to make representations or warranties regarding the property.

## 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.

## 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.



## Harlech Close, Spondon, DE21 7RE | Freehold

Sitting on a larger than average plot is this wonderful three bedroom detached property located in the sought after Derby suburb of Spondon. Overlooking neighbouring countryside to the rear and located on a pleasant cul-de-sac, this fantastic family home boast spacious living accommodation, ample off-road parking, uPVC double glazing, gas central heating and security alarm system.

- Three Bedroom Detached Family Home
- EPC Rating C, Standard Construction
- Council Tax Band C, Freehold
- Ample Off-Road Parking With An Integral Garage



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.





## Full Description:

Sitting on a larger than average plot is this wonderful three bedroom detached property located in the sought after Derby suburb of Spondon. Overlooking neighbouring countryside to the rear and located on a pleasant cul-de-sac, this fantastic family home boast spacious living accommodation, ample off-road parking, uPVC double glazing, gas central heating and security alarm system.

In brief, the accommodation comprises; Entrance porch, hallway with an understairs storage cupboard, a downstairs cloakroom/wc, an open plan kitchen diner, a spacious living room and sizable conservatory overlooking the rear garden. Found to the first floor are three bedrooms, first floor landing with a airing cupboard and a family bathroom having a three piece suite.

At the front of the property is a block paved driveway providing off-road parking for multiple vehicles together with an integral garage. To the rear of the property is a private and enclosed rear garden laid mainly to law, patio area, a range of flower and shrubby beds, fruit trees and fenced boundaries.

## Room Measurements & Details:

**Side Entrance Porch:** (15'11" x 3'0") 4.85 x 0.91  
**Reception Hallway:** (8'0" x 5'11") 2.44 x 1.80  
**Cloaks/WC:** (4'0" x 2'11") 1.22 x 0.89  
**Kitchen:** (15'4" x 10'11") 4.67 x 3.33  
**Dining Room:** (10'0" x 10'1") 3.05 x 3.07  
**Living Room:** (10'11" x 15'2") 3.33 x 4.62  
**Conservatory:** (11'1" x 19'9") 3.38 x 6.02  
**First Floor Landing:** (13'10" x 2'10") 4.22 x 0.86  
**Bedroom One:** (10'11" x 12'6") 3.33 x 3.81  
**Bedroom Two:** (8'2" x 12'6") 2.49 x 3.81  
**Bedroom Three:** (7'4" x 8'7") 2.24 x 2.62  
**Bathroom:** (6'3" x 5'5") 1.90 x 1.65  
**Garage:** (19'9" x 14'0") 6.02 x 4.27

## Outside:

The property occupies a larger than average plot with gardens to front, side and rear elevations. The front incorporates a driveway providing ample off road parking and in-turn provides access to a GARAGE 19'11" x 14'5" average measurement with up and over door, light, power and courtesy door.

There is an extensive lawned garden to the side and rear elevation incorporating a decked patio area and further paved patio to the side elevation with sun canopy

## Please Note:

Within the meaning of the estate agency act 1979, the seller of this property is an associate of Hannells.

A Moving Experience...