

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
82 plus	A		
(81-81)	B		
(69-80)	C		
(55-68)	D	66	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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.

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.

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You are NOT obliged to use our preferred partner services.

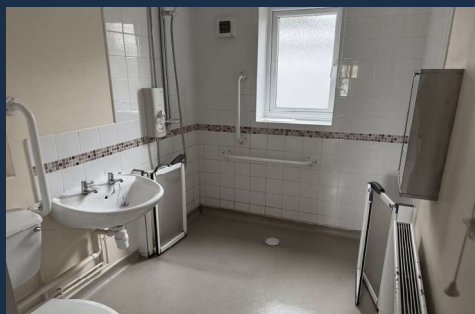
Huntley Avenue, Spondon, DE21 7DW

A spacious four-bedroom detached family home, extended to the side and offered for sale with no upward chain. This versatile property is ideal for growing families and offers generous living space throughout. It features two well-proportioned reception rooms, a ground-floor wet room, and a family bathroom to the first floor.

- Four Bedroomed Detached Family Home
- Extended Accommodation, No Upward Chain
- EPC Rating D, Standard Construction
- Council Tax Band D, Freehold
- Two Reception Rooms



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:

A spacious four-bedroom detached family home, extended to the side and offered for sale with no upward chain. Situated in a popular area of Spondon, this versatile property is ideal for growing families and offers generous living space throughout. It features two well-proportioned reception rooms, a ground-floor wet room, and a family bathroom to the first floor.

The accommodation is supplemented by gas central heating and double glazing and briefly comprises: spacious entrance hallway, living room, dining room with patio doors, a conservatory overlooking the rear garden, fitted kitchen, and a ground-floor wet room. To the first floor, the landing leads to four well-proportioned bedrooms and a family bathroom with a three-piece suite.

Externally, the property enjoys gardens to both the front and rear along with a driveway and a garage (storage only) for practical day-to-day use.

Huntley Avenue is located close to Locko Park, with Spondon being a convenient and popular residential area offering a good range of local amenities, including a variety of shops, public houses, and regular bus services into Derby city centre.

The area also provides excellent access to major road networks, with the A52 just a few minutes away, leading to the A38, the M1 motorway, and the wider national motorway network. East Midlands Airport is also easily accessible.

For golf enthusiasts, there are three high-quality courses nearby at Morley Hayes, Horsley Lodge, and Breadsall Priory, the latter of which also features a gym and country club.

Room Measurements & Details:

Side Reception Hallway:

Living Room: (18'3" x 10'8") 5.56 x 3.25

Dining Room: (10'5" x 9'2") 3.17 x 2.79

Conservatory: (10'5" x 8'8") 3.17 x 2.64

Kitchen: (9'1" x 8'6") 2.77 x 2.59

Ground Floor Wet Room: (8'1" x 5'8") 2.46 x 1.73

First Floor Landing:

Bedroom One: (11'6" x 10'9") 3.51 x 3.28

Bedroom Two: (10'7" x 9'2") 3.23 x 2.79

Bedroom Three: (9'1" x 8'7") 2.77 x 2.62

Bedroom Four: (10'6" x 6'6") 3.20 x 1.98

Bathroom: (7'0" x 5'4") 2.13 x 1.63

Please Note:

The vendor has taken their own photographs.

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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