



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		



## 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](http://hannells.co.uk)  
E: [chaddesden@hannells.co.uk](mailto: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.

## Viewings 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 £175 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.

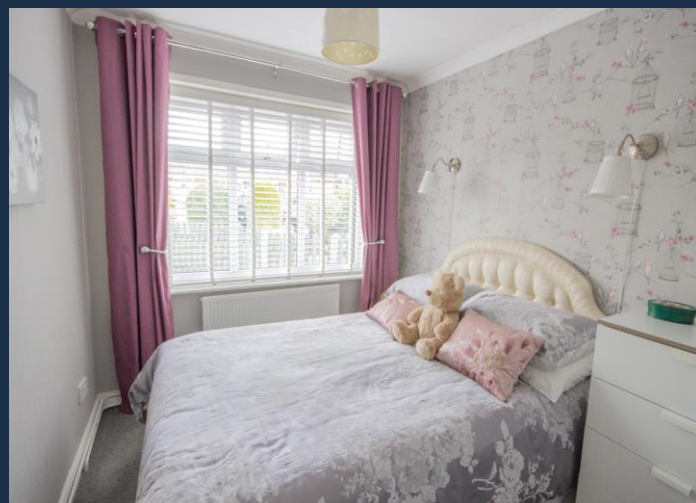
## 26 Croft Close, Spondon, DE21 7EF | £240,000 (Freehold)

**This deceptively spacious, improved, well appointed and presented detached bungalow occupies a cul-de-sac location close to Spondon village. Offering two/three bedrooomed accommodation, ample off road parking, workshop and pleasant garden and an early viewing is highly recommended.**

- WELL APPOINTED AND PRESENTED DETACHED BUNGALOW
- DECEPTIVELY SPACIOUS ACCOMMODATION
- TWO/THREE BEDROOMS (ONE BEING USED AS A DINING ROOM)
- EPC RATING D
- REFITTED KITCHEN AND SHOWER ROOM







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*A Moving Experience*

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## Full Description

This deceptively spacious, improved, well appointed and presented detached bungalow occupies a cul-de-sac location close to Spondon village. Offering two/three bedroomed accommodation, ample off road parking, workshop and pleasant garden and an early viewing is highly recommended.

Supplemented by gas fired central heating via combination boiler, UPVC double glazing and briefly comprises:- side reception hallway with cloaks cupboard, pleasant lounge with patio doors to the conservatory/sun lounge, refitted kitchen with in-built oven and hob, optional dining room/third bedroom, two double bedrooms and refitted shower room with a three piece suite. Outside, off road parking is provided and this continues to the side elevation and leads to a workshop with light and power. There is a pleasant side garden and paved rear garden area.

Croft Close is well situated for Spondon village and its range of amenities including shops, schools and transport links together with easy access for Derby City Centre and major road links including the A52, M1 motorway and A50 respectively leading to Nottingham East Midlands Airport. As previously mentioned an early viewing is highly recommended.

## Measurements & Details

### Side Reception Hallway:

Pleasant Lounge: 16' 9" x 9' 8" (5.10m x 2.94m)

Refitted Kitchen : 12' 6" x 9' 3" (3.81m x 2.82m)

Conservatory/Sun Lounge: 17' 8" x 5' 9" (5.38m x 1.75m)

Double Bedroom One: 12' 5" x 9' 9" (3.78m x 2.97m)

Double Bedroom Two : 9' 0" x 7' 9" (2.74m x 2.36m)

Refitted Shower Room: 7' 8" x 5' 4" (2.34m x 1.62m)

### Outside:

The property is set back within Croft Close and is approached via driveway providing off road parking which continues to the side elevation and to a useful WORKSHOP/STORE 16" X 8'6" with light and power. There is gated access to the side elevation which leads to a mature side garden which is laid mainly to lawn with borders. To the rear elevation there is a paved patio area and garden shed.

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