



Directions

From the Chaddesden office turn right into Nottingham Road and at the main traffic island continue straight ahead into Derby Road. At the next traffic island bear left travelling along the slip road towards the Nottingham bound A52 and bear sharp left into Lodge Lane and right into Sitwell Street. At the next traffic island continue straight ahead into Spondon village and at the next traffic island continue straight ahead into Moor Street which becomes Dale Road where the subject property can be found on the right hand side.



Viewings Strictly By Appointment Only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales	EU Directive 2002/91/EC		

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: www.hannells.co.uk
E: enquiries@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.

128 Dale Road, Spondon, DE21 7DH | **OIEO £254,500 (Freehold)**

**** EXTENDED AND WELL APPOINTED HOME ** ATTRACTIVE LOUNGE WITH FEATURE FIREPLACE ** STYLISH OPEN PLAN REFITTED DINING KITCHEN WITH INTEGRATED APPLIANCES ** SPACIOUS CONSERVATORY/SUN LOUNGE ** REFITTED FOUR PIECE BATHROOM **** An early viewing is highly recommended of this family home offering particularly well presented accommodation and being extended to provide four bedrooms.

- INTERNAL VIEWING HIGHLY RECOMMENDED
- FOUR BEDROOMS
- SUPERB OPEN PLAN REFITTED LIVING/DINING KITCHEN



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.



128 Dale Road, Spondon, DE21 7DH | **OIEO £259,950 (Freehold)**

A Moving Experience

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Property Description

An early viewing is absolutely essential to appreciate this extended, well appointed contemporary home having been modernised and improved over recent years to provide ideal accommodation for the growing family.

Set back from Dale road and benefits from gas fired central heating, UPVC double glazing and briefly comprises:- entrance lobby, lounge with feature fireplace, open plan refitted kitchen opening to dining room and good size conservatory/sun lounge with French doors opening to the rear garden and utility room. To the first floor are four bedrooms and a good size refitted bathroom with a four piece suite. Outside, the property is set back from the road and provides ample off road parking for several vehicles. There is a pleasant and enclosed south facing rear garden with decked seating area.

Dale Road is well situated for Spondon village and its amenities which include shops, schools and transport links together with excellent road links for the A52, M1 motorway and convenient access for Derby City Centre.

Rooms & Measurements

| Entrance Lobby:

| Lounge: 15' 8" x 10' 8" (4.77m x 3.25m)

| Open Plan Refitted Dining Kitchen:

| Kitchen Area: 14' 4" x 9' 1" (4.37m x 2.77m)

| Dining Area: 8' 1" x 6' 8" (2.46m x 2.03m)

| Utility Room: 6' 8" x 4' 10" (2.03m x 1.47m)

| Conservatory/Sun Lounge: 16' 0" x 12' 4" (4.87m x 3.76m)

| First Floor Landing:

| Bedroom One: 11' 1" x 9' 6" (3.38m x 2.89m) plus recess

| Bedroom Two: 12' 3" x 7' 7" (3.73m x 2.31m)

| Bedroom Three: 9' 3" x 6' 5" (2.82m x 1.95m)

| Bedroom Four: 8' 11" x 6' 4" (2.72m x 1.93m)

| Refitted Bathroom (with a four piece suite): 8' 8" x 6' 3" (2.64m x 1.90m) minimum measurement

| Outside:

The property is set back from Dale Road and provides ample off road parking for three/four vehicles. There is access to a covered storage area with roller door and access through to the good size, enclosed rear garden which enjoys a southerly aspect. There is an extensive decked patio area with lawned area beyond with shaped borders incorporating shrubs and trees, fenced boundaries and hedgerows. Cold water tap.



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