



**14 Brunswood Close, Spondon
Derby, DE21 7LB**

A spacious three double bedroom detached house hidden in the corner of Brunswood Close, perfect for the growing family. There is a driveway with space for 4/5 cars, a detached brick built garage and a large beautifully maintained private garden with a spacious patio and double timber driveway gates for additional vehicular access. Sitting just steps away from Brunswood Park, rural dog walks and the wealth of amenities in Spondon Village centre, this is a fantastic opportunity to acquire a wonderful spacious family home which is in superb condition, ready to move straight into. There are two separate reception rooms, a modern kitchen/diner, a utility room with a ground floor WC off and an en-suite shower room to the master bedroom. Schooling within the village is plentiful having four primary schools to choose from and also West Park secondary school which is within a 5 minute walk. Spondon also has it's own train station and there is an excellent bus network with swift access to Derby City Centre.



£369,950

Entrance Hall 7' 3" x 4' 4" (2.21m x 1.32m)

UPVC double glazed front door, a UPVC double glazed window to the front, a central heating radiator and a staircase to the first floor.

Sitting Room 18' 4" x 13' 9" (5.58m x 4.19m)

Spacious dual aspect room with sliding patio doors to the rear garden and a UPVC double glazed bow window to the front. There is also a feature fireplace with a composite stone surround and an electric inset fire, a TV point, coved ceiling, access to under stair storage and two central heating radiators.

Kitchen/Diner 15' 9" x 10' 0" (4.80m x 3.05m)

A superb modern and stylish fitted kitchen with high gloss grey units, laminate worksurfaces and space for a dining table. There are also two UPVC double glazed windows to the garden, a vinyl floor covering and access to the utility room. Appliances include; an electric oven, a combination microwave/oven, a four ring gas hob with a stainless steel splashback and an electric hood over, space for a dishwasher, space for a fridge freezer and a 1 & 1/2 bowl stainless steel sink drainer.

Utility Room 10' 1" x 10' 0" (3.07m x 3.05m) Max

Laminate worksurface with cupboard space, plumbing for a washing machine and space for a vented tumble dryer. There is also a central heating radiator, vinyl flooring, access to the WC, access to the garden room and a UPVC double glazed back door to the patio.

Ground Floor WC 5' 0" x 2' 10" (1.52m x 0.86m)

UPVC double glazed window to the rear, WC and a wash hand basin.

Garden Room 10' 9" x 10' 0" (3.27m x 3.05m)

UPVC double glazed windows to both sides and to the rear, a central heating radiator, vinyl flooring, fitted vertical blinds and UPVC double glazed French double doors to the patio at the side.

Bedroom 1 15' 10" x 9' 9" (4.82m x 2.97m)

UPVC double glazed window to the front, fitted wardrobes with sliding doors, a central heating radiator and a door leading to the en-suite shower room.

En-suite 5' 0" x 4' 7" (1.52m x 1.40m)

Quadrant shower cubicle including a plumbed shower mixer with a rain fall head and a hand shower attachment, WC, wash basin, a central heating radiator, laminate flooring, an extractor and a UPVC double glazed window to the side.

Bedroom 2 10' 1" x 10' 1" (3.07m x 3.07m)

UPVC double glazed window to the front, a fitted double wardrobe and a central heating radiator.

Bedroom 3 10' 1" x 6' 2" (3.07m x 1.88m)

UPVC double glazed window to the rear and a central heating radiator.

Bathroom 9' 3" x 7' 0" (2.82m x 2.13m)

Quadrant shower cubicle including a plumbed shower mixer with a rain fall head and a hand shower attachment, WC, vanity unit with cupboard space and a fitted wash basin, a heated towel rail, vinyl flooring, an extractor and a UPVC double glazed window to the rear.

Garage 18' 9" x 9' 8" (5.71m x 2.94m)

Brick built single garage with a pitched roof, power, lighting, a UPVC personnel door to the side and a roller garage door to the driveway at the front.

Outside

To the front of the property is a large block paved driveway with an adjacent lawn with access to the garage and also vehicular access to the rear garden via double timber gates. The garden is stunning, very private, very well maintained, includes a large patio and a spacious lawned garden which wraps around the side of the house and the rear.

**Disclaimer**

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EPC to follow;

