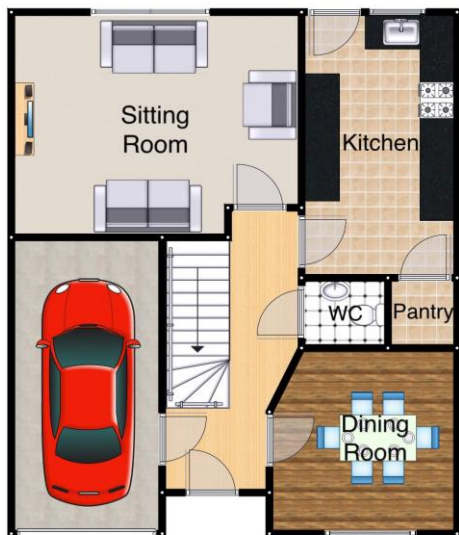




## 23 Falconside Drive, Spondon Derby, DE21 7TQ

A fabulous four bedroom detached property, situated in a very desirable location adjacent to the site of the Old Derby canal, where there are rural walks towards Elvaston Castle in one direction and Spondon Train Station in the other. The general location of the development is superb with excellent bus links close by between Derby and Nottingham. There is also a children's park just around the corner and the benefit of amenities in both Spondon village and Borrowash village. The property has a modern gas central heating system, UPVC double glazing and two separate reception rooms. The spacious sitting room backs onto the garden via sliding patio doors, there is internal access to the garage and a modern and stylish fitted kitchen. On the first floor is a very spacious master bedroom with a good size En-suite shower room, plus a further two double bedrooms and one good size single bedroom which is currently utilised as an office.



**£385,000**

## Hallway

With doors leading to all room, a laminate floor covering, an open staircase to the first floor, a central heating radiator, access to the garage, access to the ground floor WC and a central heating radiator.

## Sitting Room 15' 6" x 12' 2" (4.72m x 3.71m)

Two central heating radiators, sliding patio doors to the garden, TV point, laminate flooring and both gas and electric points for a fire if required.

## Dining Room 10' 0" x 9' 11" (3.05m x 3.02m)

UPVC double glazed window to the front, laminate flooring and a central heating radiator.

## Kitchen 14' 5" x 8' 2" (4.39m x 2.49m)

Modern and stylish fitted kitchen with laminate worksurfaces, under lighting and fitted appliances to include; an integrated fridge/freezer, an integrated washing machine, a four ring induction hob with an extractor hood over, an electric double oven and an integrated microwave. There is also a UPVC double glazed window and back door to the rear garden, a breakfast bar, ceramic tiled flooring, a central heating radiator and a spacious pantry.

## Pantry 3' 6" x 3' 4" (1.07m x 1.02m)

## WC 4' 7" x 3' 6" (1.40m x 1.07m)

Wash hand basin, a central heating radiator, laminate flooring and a WC.

## Garage 16' 4" x 7' 10" (4.97m x 2.39m)

Up and over garage door to the front, power, lighting, a door from the hallway and a wall mounted gas boiler.

## Bedroom 1 15' 9" x 12' 5" (4.80m x 3.78m)

Large master bedroom including a range of fitted wardrobes, a spacious en-suite shower room, a central heating radiator and a UPVC double glazed window to the front.

## En-suite 5' 6" x 5' 1" (1.68m x 1.55m)

Three piece suite including a WC, shower cubicle with glass door and a plumbed shower mixer, plus a vanity unit with cupboard space and a ceramic wash basin. There is also a UPVC double glazed window to the front, a central heating radiator and a vinyl floor covering.

## Bedroom 2 11' 3" x 10' 2" (3.43m x 3.10m)

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

## Bedroom 3 13' 3" x 8' 4" (4.04m x 2.54m)

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

## Bedroom 4 8' 4" x 6' 4" (2.54m x 1.93m)

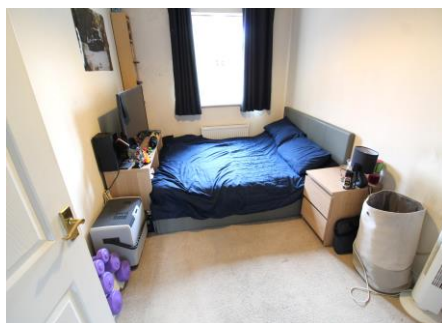
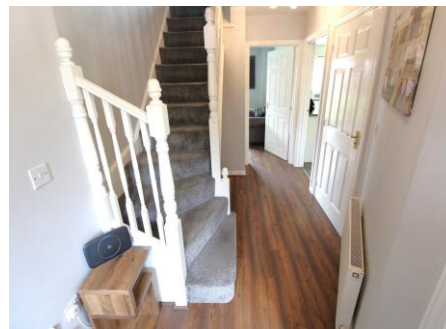
UPVC double glazed window to the rear and a central heating radiator.

## Bathroom 7' 0" x 5' 7" (2.13m x 1.70m)

Three piece suite including a panel bath with a hand shower attachment, a pedestal wash basin and a WC. There is also a UPVC double glazed window to the rear, ceramic wall tiles, a tiled floor covering and a central heating radiator.

## Outside

The property includes a four car tarmac driveway across the front, including a single parking space to the right hand side of the house. To the rear is a walled garden with access via a gate on the left including a good size lawn and sliding patio doors from the sitting room.



## Disclaimer

This brochure has been created to represent the Everington and Ruddle's perception of this property. The vendor has verified the content as being fair and accurate. You are advised to check the content prior to entering into any contract to purchase the property, in short, use your common sense.

Viewing; **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view.**

# Energy performance certificate (EPC)

|   |               |                     |                          |
|---|---------------|---------------------|--------------------------|
| 23 Falconside Drive<br>Spondon<br>DERBY<br>DE21 7TQ | Energy rating | Valid until:        | 15 May 2034              |
|   | <b>C</b>      | Certificate number: | 9469-3014-7205-1464-7204 |

Property type: Detached house

Total floor area: 100 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             | 88 <b>B</b> |
| 69-80 | <b>C</b>      | 77 <b>C</b> |             |
| 55-68 | <b>D</b>      |             |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## Breakdown of property's energy performance

