



39 Arundel Drive, Spondon Derby, DE21 7QX

A superb two double bedroom detached bungalow situated on a spacious plot with a carport to the side and a wonderful south facing garden to the rear. The property has a large central hallway with all rooms leading off to good size light, bright and airy rooms. This superb home really does have a wonderful feel about it, with an excellent layout and the sense that it has been very well cared for. The garden is the perfect size being plenty big enough to enjoy, whilst still being easily managed. There is a spacious and sunny patio across the rear of the property, where you have both the kitchen and sitting room from which to enjoy the aspect. The property is offered for sale with the benefit of there being no upward chain, ready to move straight into yet with huge potential to add value. The loft area is very large indeed and includes a steep pitched roof allowing plenty of head room for a potential loft conversion, which would have a view toward south Derbyshire in the distance. There is also a full gas central heating system fuelled by a Vaillant combination boiler, good insulation and the property is fully double glazed apart from a unique stained glass window in the pantry.



£250,000

Hallway

Spacious central hallway with doors leading off to all rooms, a central heating radiator and access to the loft.

Sitting Room 12' 11" x 11' 9" (3.93m x 3.58m)

Original open fireplace, a double glazed window to the rear, a central heating radiator and a TV point.

Kitchen 9' 10" x 10' 11" (2.99m x 3.32m)

Fitted with a matching range of base and eye level units with drawers, cornice trims and laminate worksurfaces. There is also a stainless steel sink drainer, a gas cooker and a large walk in pantry. The flooring is ceramic tiled and there is a double glazed back door to the patio at the rear where you will find access to an external utility area with plumbing for a washing machine.

Bedroom 1 13' 0" x 9' 10" (3.96m x 2.99m)

A good size double bedroom with a double glazed bay window to the front and a central heating radiator.

Bedroom 2 11' 9" x 11' 0" (3.58m x 1.83m)

A second double bedroom, similar in size to bedroom one, also including a double glazed bay window to the front and a central heating radiator.

Bathroom 7' 5" x 6' 0" (2.26m x 1.83m)

Three piece bathroom including a panel bath with a hand shower attachment, a pedestal wash basin and a close coupled WC. There is also a central heating radiator, a double glazed window to the rear and a cupboard containing the central heating boiler.

Outside

The property is set back from the road beyond a privet hedge and lawned foregarden with an adjacent block paved driveway, which leads to a carport at the side. There is also a gated access to the south facing rear garden which has a large patio area across the rear of the property and a spacious lawn with hedged boundaries which allow a greater degree of privacy.



Disclaimer

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