



**4 Coniston Avenue, Spondon
Derby, DE21 7LE**

A large three bedroom detached house extending to approximately 1080 square feet, which is very spacious considering that a typical three bedroom house is around 850 square feet. The property is situated in an attractive cul-de-sac location off Sancroft Road, adjacent to Locko Road, which is a very desirable location indeed. There is a large tarmac driveway with space for several vehicles, a detached garage and a large rear garden. This is an excellent opportunity to acquire a spacious family home which is offered for sale with the benefit of having no upward chain, in clean and tidy condition ready to move straight into. There is huge potential to add value and create a wonderful family home with space for a growing family. Spondon has excellent schooling facilities, the property being within a short walk of both St Werburghs Primary School and West Park Secondary School.



£259,950

Hallway

Central hallway with a staircase to the first floor, a fitted cloak cupboard, a door to the sitting room, a central heating radiator and access to the Dining Room.

Sitting Room 20' 0" x 11' 6" (6.09m x 3.50m)

A very large room with two double glazed windows to the rear, a central heating radiator, two wall lights, a TV point and a wall mounted gas fire.

Kitchen 15' 1" x 8' 11" (4.59m x 2.72m)

A range of fitted units with laminate worksurfaces, a stainless steel sink drainer and space for appliances including a gas cooker, a tall fridge freezer and plumbing for a washing machine. There is also a double glazed window to the side and front, an external door to the driveway at the side, a ceramic tiled floor covering and a door to the Dining Room.

Dining Room 10' 7" x 8' 8" (3.22m x 2.64m)

Double glazed window to the front and a central heating radiator.

Bedroom 1 13' 11" x 11' 6" (4.24m x 3.50m)

Double glazed window to the front and a central heating radiator.

Bedroom 2 12' 9" x 9' 11" (3.88m x 3.02m)

Double glazed window to the rear, a recessed fitted wardrobe, access to the airing cupboard and a central heating radiator.

Bedroom 3 8' 7" x 6' 11" (2.61m x 2.11m)

Double glazed window to the rear and a central heating radiator.

Bathroom 8' 11" x 8' 2" (2.72m x 2.49m)

Four piece family bathroom including a panel bath, a separate shower cubicle, wash basin with cupboard space under and a WC. There is also a central heating radiator, ceramic wall tiles and a laminate floor covering.

Outside

The property is set back from the road beyond a Tarmac driveway which leads along the left hand side to a detached garage at the rear. There is also access to the garden which is a very good size and includes a spacious block paved patio and a large level lawn. On the right hand side of the property is a path which leads to the front door and also leads to the garden.



Disclaimer

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

