

# 3 Bed House - Detached

Price £260,000

 Dove Meadow, Spondon, Derby, DE21 7TZ



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NO UPWARD CHAIN. COMPETITIVELY PRICED - A quite superb modern, smart and stylish link detached family home offering tasteful high specification accommodation, occupying a landscaped south westerly facing low maintenance plot in this sought after enclave. A full inspection is essential to appreciate the location, size of accommodation a wealth of quality appointments on offer. Gas centrally heated and UPVC double glazed throughout. In brief; reception hall, guest's cloakroom / Wc, light and spacious dual aspect sitting room, well equipped dining kitchen. On the first floor a landing leads to three sizeable bedrooms (Principal bedroom with dressing area and shower room en-suite) and main bathroom with white suite. Outside is a driveway and garaport (With electric car charging point) and established gardens. Freehold. Council tax band D. Energy rating. B.

## Canopied Storm Porch

To:-

## Reception Hall



Having composite and opaque double glazed entrance door, feature polished ceramic tiled floor, understairs storage cupboard, radiator and staircase to first floor.



## Guests Cloak Room/WC



Having modern white two piece suite comprising; low centre flush wc and pedestal wash hand basin with complimentary ceramic tiled splash backs, contrasting polished ceramic tiled floor, radiator and ceiling extractor fan.

## Sitting Room 19'10" x 9'11" (6.07 x 3.03)



Having television and media connection points, two radiators, UPVC double glazed French doors giving views and access over the landscaped rear garden and UPVC double glazed cant bay window to front aspect.



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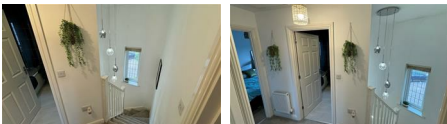
## Dining Kitchen 18'4" x 10'10" (5.61 x 3.31)



Having a range of modern high gloss, soft close wall, base and drawer units with butchers block effect laminated working surfaces together with matching splash backs, inset four ring ceramic hob with electric fan assisted double oven and grill, stainless steel splash back and canopy extractor hood with down lighter, integrated slim line dish washer and washer dryer, inset granite composite sink top with vegetable preparation bowl, side drainer and hot and cold mixer tap, concealed Baxi wall mounted combination gas boiler, space for fridge freezer, large full height storage cupboard, two radiators, polished ceramic tiled floor and UPVC opaque double glazed door to side aspect.



## First Floor Landing



With access to roof space, radiator and full height storage cupboard.

## Principal Bedroom 11'6" x 10'0" plus dressing area (6'10" x 2'11" pl (3.51 x 3.06 plus dressing area (2.10 x 0.89 plus w)



Having a range of quality built in wardrobes, two radiators, television connection point, ceiling LED down lighters, UPVC double glazed windows to both front and rear aspects and door leading to the:-



## Shower Room/En Suite



Having white three piece suite comprising; low centre flush wc, pedestal wash hand basin and walk in double shower cubicle with electric shower, chrome and glass

shower screen and door, complimentary ceramic part tiled walls with contrasting ceramic tiled floor, shaver socket, radiator, ceiling LED down lighters and extractor fan.

## Bedroom Two 10'8" x 8'11" (3.27 x 2.72)



Having laminated wood effect floor, radiator and UPVC double glazed window to front aspect.

## Bedroom Three 12'5" x 7'4" (3.81 x 2.25)



Having laminated wood effect floor, radiator and UPVC double glazed window to rear aspect.

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## Bathroom



Having modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and deep panelled bath with chrome shower attachment and mixer tap over, glass shower screen, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, radiator, ceiling LED down lighters, extractor fan and UPVC opaque double glazed window to front aspect.



## Outside



The property occupies a low maintenance landscaped south westerly facing plot at this sought residential address. To the front and side is a hedged and lawned garden with an adjacent block paved driveway and garaport (housing the electric car charger). A wooden access gate to the side leads to the rear garden, enclosed by close panelled fencing, laid to an artificial lawn with Cotswold style patio area (having halogen lighting), timber decking with feature ornamental pergola, well stocked borders and cold water tap.



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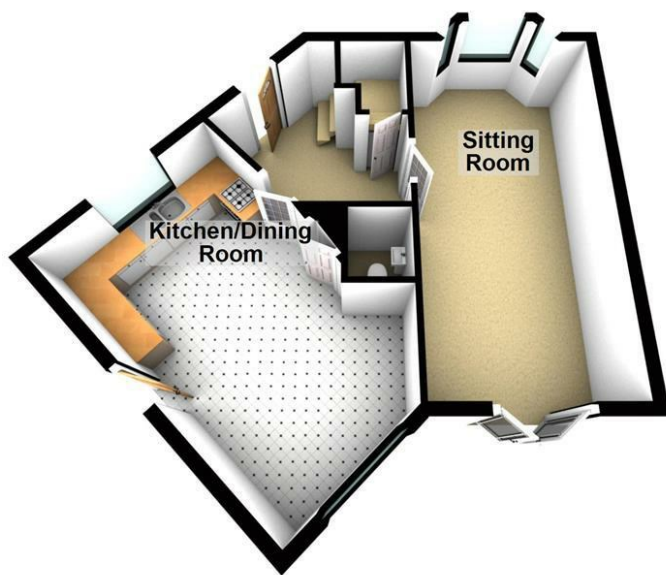
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Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	62	88
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Energy efficiency - lower running costs	E		
Low energy efficiency - higher running costs	F		
Very low energy efficiency - higher running costs	G		

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