

## View This Property!

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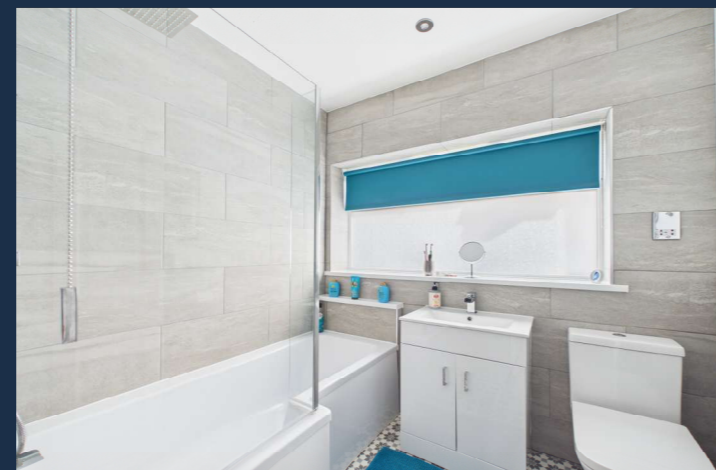
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### Borrowfield Road, Spondon, DE21 7HE | Freehold

This well-appointed and well presented three-bedroom detached home has recently undergone a comprehensive programme of modernisation and improvement. The property features a stylish refitted kitchen and bathroom, along with recent redecoration throughout and newly fitted carpets and floor coverings. Externally, the home benefits from two driveways, garage, and a south-facing rear garden.

- Recently Modernised And Improved Detached Home
- South-Facing Rear Garden, Driveway And Garage
- EPC Rating D, Standard Construction
- Council Tax Band C, Freehold





### Full Description:

The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- side reception hallway, lounge/dining area with feature fireplace and opening to a conservatory. There is also the benefit of a refitted kitchen with integrated appliances.

To the first floor the landing provides access to three bedrooms (two double) and refitted bathroom with a three piece suite.

Outside, there are gardens to both front and rear elevations, the rear enjoying a south facing aspect. There is also the benefit of a driveway and garage.

### Room Measurements & Details:

**Entrance Porch:**

**Entrance Hallway:**

**Living/Dining Room:** (21'9" x 13'1") 6.63 x 3.99

**Conservatory:** (9'0" x 8'2") 2.74 x 2.49

**Kitchen:** (9'5" x 14'9") 2.87 x 4.50

**First Floor Landing:**

**Bedroom One:** (10'7" x 11'10") 3.23 x 3.61

**Bedroom Two:** (8'11" x 12'0") 2.72 x 3.66

**Bedroom Three:** (7'1" x 7'0") 2.16 x 2.13

**Bathroom:** (5'9" x 7'0") 1.75 x 2.13

### Outside:

There are gardens to both front and rear elevations. There is also the benefit of two driveway providing off-road parking, one providing access to a GARAGE with up and over door, light and power. There is gated access to the side elevation leading to a pleasant, mature and enclosed south-facing rear garden, patio area, shaped lawn area, shrubs, cold water tap and garden shed.

### Buyer Information:

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person.
2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long distance to view.
3. Measurements: All measurements are approximate and provided for guidance only.
4. Services: Services, equipment, and appliances have not been tested. Buyers should arrange their own surveys or inspections.
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