

View This Property!

Get in touch today on the contact details below and we'd be delighted to arrange a viewing of this property for you.

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Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

These particulars are intended only as a guide to the property. They do not form part of the contract and although they are believed to be correct, they may be inaccurate in important aspects.

Viewing Strictly By Appointment Only

We recommend our preferred partner law firms who are solicitors selected by Us for their experience and efficiency in providing conveyancing services. We receive a referral fee of between £225 - £250 per completed transaction.

We recommend our preferred partner Mortgage intermediaries who are mortgage specialists available to provide you with the advice you need. We receive a referral fee of approximately £350 per completed transaction.

We recommend our preferred partner Insurance Company who provide Buildings and Contents Insurance. We receive a referral fee of approximately £25 per completed transaction.

We recommend our preferred partner Removal Company for home removals. We receive a referral fee of £50 per completed transaction.

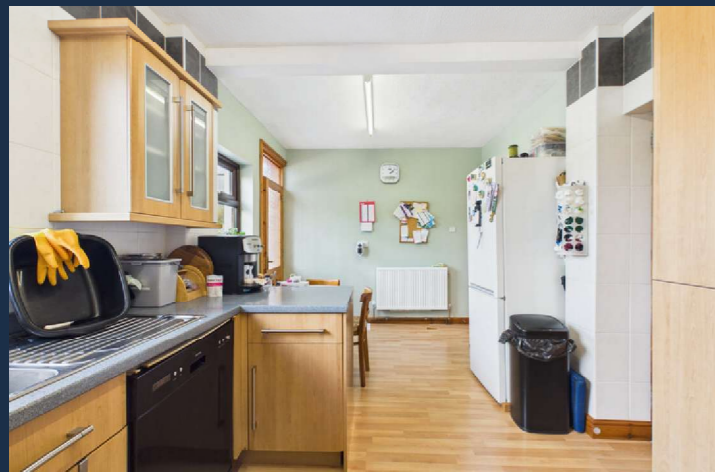
You are NOT obliged to use our preferred partner services.

Derby Road, Spondon, DE21 7LU

An early viewing is highly recommended for this substantially extended four-bedroom home, ideally set back from Derby Road. The property offers deceptively spacious, well-presented accommodation throughout.

- Externally, the home benefits from ample off-road parking
- Substantially Extended Semi-Detached Home
- Set Well Back From Derby Road With Ample Parking
- Two Reception Rooms, Fitted Dining Kitchen
- EPC Rating C, Standard Construction
- Council Tax Band B, Freehold





Full Description:

The home benefits from ample off-road parking for multiple vehicles, a garage, and a private, enclosed rear garden—perfect for families or entertaining. This is a fantastic opportunity to acquire a generously sized home in a desirable location, and viewing is strongly advised to fully appreciate all it has to offer.

The accommodation benefits from gas-fired central heating and uPVC double glazing and briefly comprises: a reception hallway, lounge, dining room, fitted dining kitchen, utility room, and cloakroom/WC.

To the first floor, the landing provides access to four bedrooms and a family bathroom.

Room Measurements & Details:

- Entrance Hallway:** (14'4" x 3'10") 4.38 x 1.16
- Downstairs W.C:** (5'6" x 2'7") 1.68 x 0.79
- Dining Room:** (10'10" x 11'6") 3.31 x 3.50
- Living Room:** (12'11" x 11'4") 3.94 x 3.45
- Sunroom:** (9'0" x 14'2") 2.75 x 4.31
- Kitchen Diner:** (9'3" x 17'0") 2.83 x 5.17
- Utility Room:** (6'3" x 8'11") 1.90 x 2.72
- First Floor Landing:** (6'7" x 3'2") 2.01 x 0.97
- Bedroom One:** (9'4" x 16'10") 2.84 x 5.13
- Bedroom Two:** (13'0" x 10'7") 3.96 x 3.23
- Bedroom Three:** (10'10" x 11'6") 3.30 x 3.51
- Bedroom Four:** (9'6" x 9'0") 2.90 x 2.74
- Bathroom:** (7'6" x 6'10") 2.29 x 2.08

Outside:

The property has the benefit of a block paved driveway providing ample off road parking for a number of vehicles and access to a GARAGE (13'7" x 9'9") with an electric door, light and power. The rear garden is enclosed and incorporates a paved patio area, lawned area, shaped borders, shrubs, cold water tap and gated access to the side.

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.
5. These details are given in good faith but do not form part of any offer or contract. Information should be independently verified. Hannells Limited and its employees or agents are not authorised to make representations or warranties regarding the property.

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