

23 Dove Meadow, Spondon, Derby, DE21 7TZ

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Offers Around £416,000

Freehold

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- Quiet Location
- Ideal For a Family
- Hall & Fitted Guest Cloakroom
- Lounge
- Open Plan Living Kitchen
- Four First Floor Bedrooms
- En-Suite Shower Room & Separate Bathroom
- Pleasant, Enclosed, Rear Lawned Garden with Decked Area
- Double Width Driveway & Garage
- Viewing Highly Recommended







## Summary

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This is an immaculately presented and spacious, four bedroom detached residence occupying a quiet residential location in sought after Spondon. The property is extremely well proportioned and would ideally suit a family looking for double glazed, gas central heated accommodation in a sought after position.

The property features entrance hall, fitted guest cloakroom, spacious lounge, open plan living kitchen, principal bedroom with en-suite shower room, three good sized bedrooms and separate bathroom with four-piece suite.

To the rear of the property is a very pleasant garden featuring upper level decked entertaining area with attractive balustrade with steps leading down to a lawned garden bounded by close slat timber fencing.

To the front of the property is a lawned fore garden and a double width block paved driveway giving access to an integral single garage.

# F&C

### **The Location**

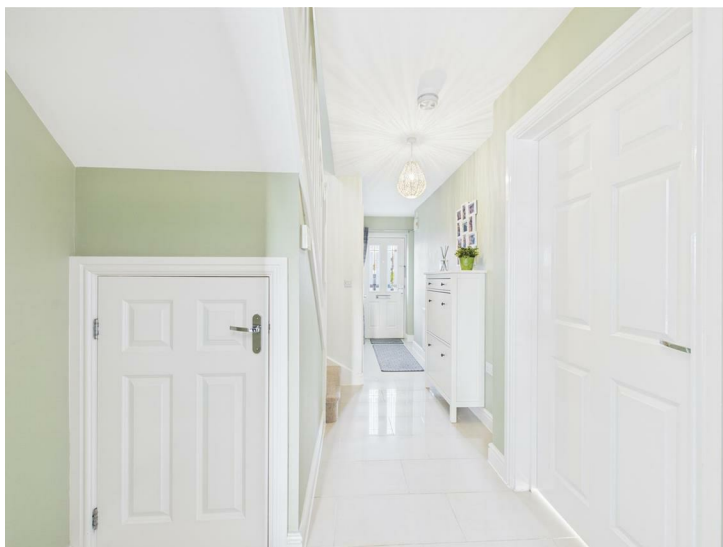
Spondon is a very popular residential location a few miles east of Derby offering easy access into the city centre. It is highly convenient for The Wyvern Retail Park and the A52 making it within commuting distance to Nottingham. Spondon itself features a primary school, West Park Secondary School, a busy high street with a varied selection of shops and facilities, pubs and a bus service. There is a recreational ground nearby and pleasant walks in the surrounding open countryside.

### **Accommodation**

#### **Entrance Hall**

17'5" x 6'9" (5.32 x 2.06)

An entrance door provides access to the hallway with central heating radiator, featured tiled floor, staircase to first floor with understairs storage cupboard and integral door to the garage.



#### **Fitted Guest Cloakroom**

6'9" x 2'11" (2.07 x 0.90)

Having a continuation of the tiled flooring, low flush WC, pedestal wash handbasin and double glazed window to front.



### Good Sized Lounge

14'2" x 12'9" (4.33 x 3.89)

With two central heating radiators and double glazed French doors with matching side lights providing access to decking and garden.



### Open Plan Living Kitchen

28'1" x 11'8" (8.58 x 3.56)

Comprising lounge area with two central heating radiators, a continuation of the tiled floor throughout, double glazed French doors with matching side lights to decked area.





## Dining Area

With panelled and glazed door to side and door to hallway.



### **Kitchen Area**

Featuring a U-shaped, wood effect preparation surface with matching upstand, inset one and a quarter sink unit with mixer tap, gloss finish base cupboards and drawers with LED lighting and complementary wall mounted cupboards. There is an inset gas hob, stainless steel splashback with extractor hood over, built-in double oven, integrated fridge freezer, dishwasher, washing machine and double glazed window to front.



### **First Floor Accommodation**

#### **Landing**

Having a semi-galleried landing, central heating radiator, airing cupboard and useful storage.

### **Principal Bedroom**

14'10" x 14'2" (4.53 x 4.32)

With central heating radiator, wardrobes and double glazed window to front offering pleasant open aspect.



### **Superbly Appointed Shower Room**

8'3" x 4'3" (2.53 x 1.31)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, good sized shower cubicle, chrome towel rail/radiator, shaver point and double glazed window to side.





### Bedroom Two

12'8" x 9'11" (3.87 x 3.04)

With central heating radiator and double glazed window to rear.



### Bedroom Three

12'11" x 8'5" (3.94 x 2.59)

With central heating radiator, useful storage cupboard and double glazed window to front.



### Bedroom Four

10'8" x 8'11" (3.26 x 2.72)

With central heating radiator and double glazed window to rear.



## Bathroom

8'3" x 7'1" (2.53 x 2.17)

Well-appointed, partly tiled, low flush WC, pedestal wash handbasin, panelled bath, separate shower cubicle, chrome towel rail/radiator and double glazed window to rear.



## Outside

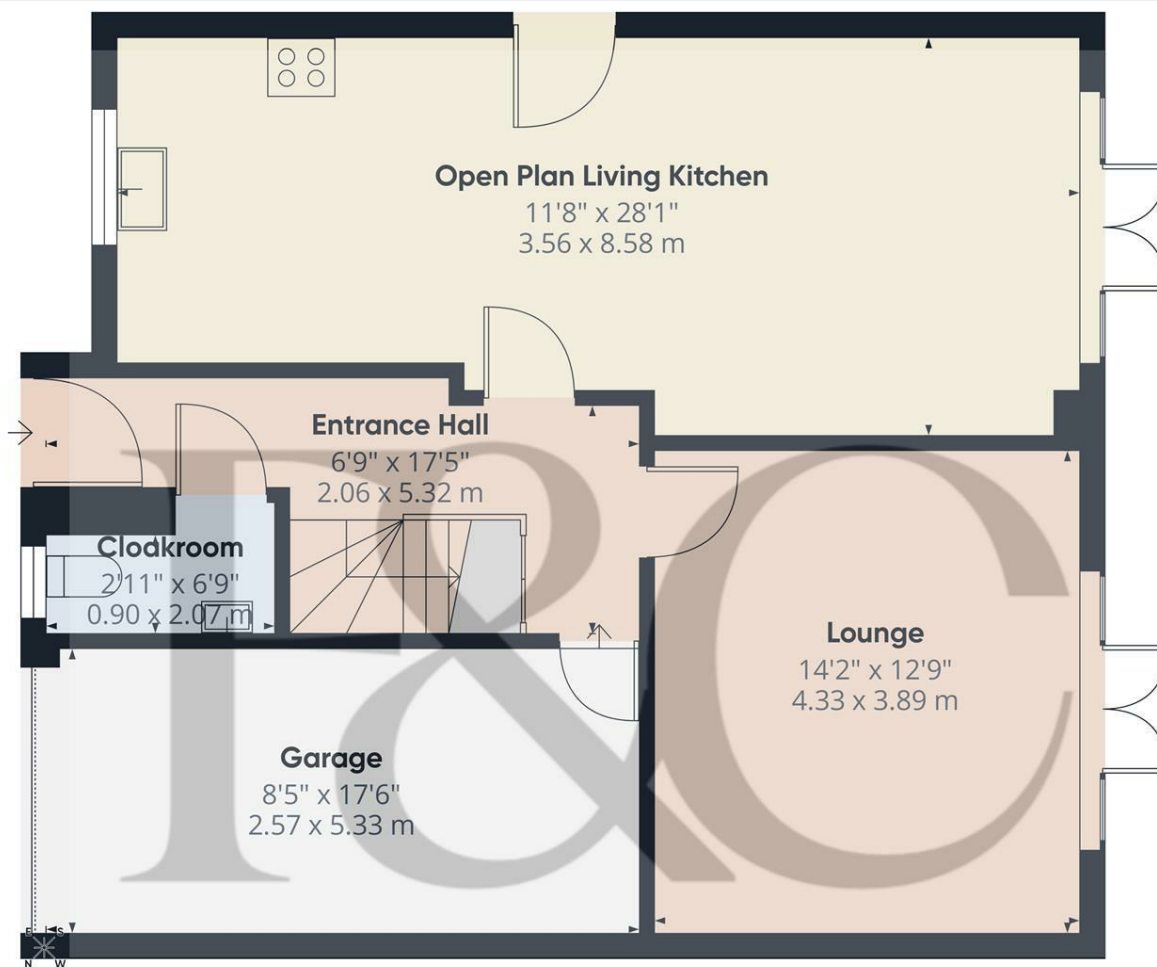
To the front of the property is a lawned fore garden with adjacent block paved driveway providing off-road parking for two vehicles and access to the integral single garage.

To the rear of the property is an impressive, spacious decked area with feature balustrade. This is a fabulous space for entertaining and steps lead down to a lower level with well-kept lawn bounded by a close slat timber fencing.



Council Tax Band E





Floor 0

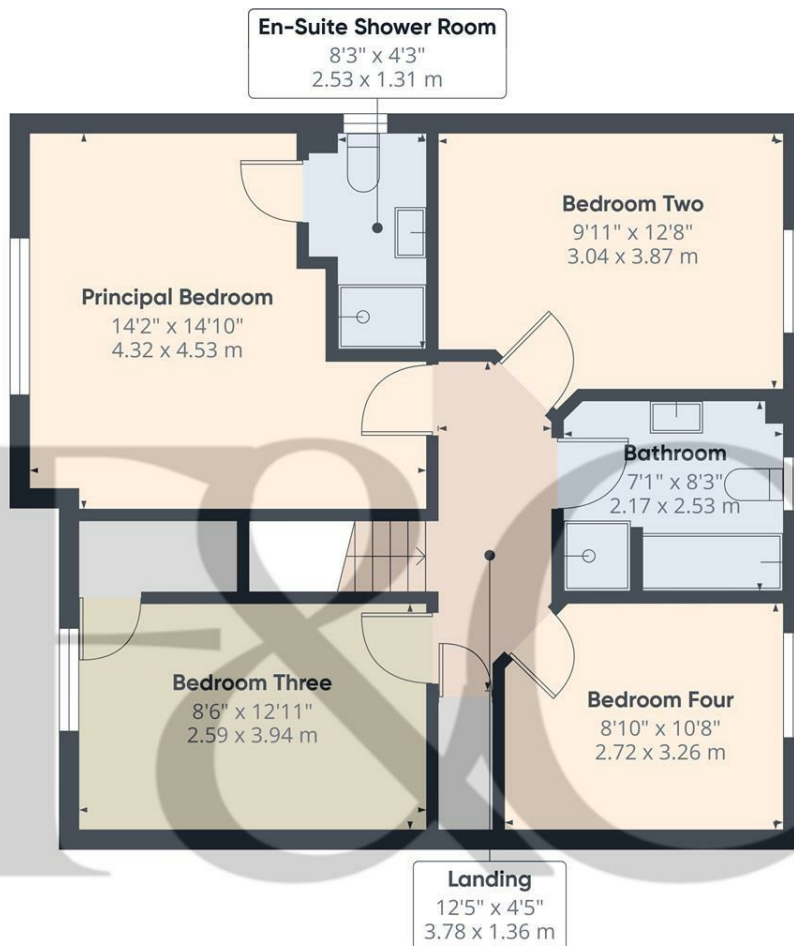
Approximate total area<sup>RM</sup>

767 ft<sup>2</sup>  
71.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area<sup>RM</sup>

676 ft<sup>2</sup>  
62.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>80</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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23 Dove Meadow  
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Council Tax Band: E  
Tenure: Freehold

