



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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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E: chaddesden@hannells.co.uk
T: 01332 281400

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.

Croft Close, Spondon, DE21 7EF | Asking Price £275,000 Freehold

Located in the sought-after area of Spondon and occupying a cul-de-sac position, this spacious and well-presented detached bungalow offers a generous lounge, a spacious fitted breakfast kitchen, garden room and a modern fitted shower room. With two good-sized bedrooms, a large driveway and a detached garage, it MUST be viewed!

- Modernised & Spacious Detached Bungalow
- Freehold/Standard Construction
- EPC Rating E/Council Tax Band C
- Driveway & Garage
- Good-Sized Lounge Diner





Full Description:

Located in the sought-after area of Spondon and occupying a cul-de-sac position, this spacious and well-presented detached bungalow offers a generous lounge, a spacious fitted breakfast kitchen, garden room and a modern fitted shower room. With two good-sized bedrooms, a large driveway and a detached garage, it MUST be viewed!

Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall; spacious lounge with feature fireplace and space for a dining table; modern and well-appointed fitted breakfast kitchen; good sized garden room with French doors opening to the rear garden; double master bedroom; good sized bedroom two and a well-appointed fitted shower room.

To the front of the property is a generous driveway providing ample off-road parking which extends alongside the property to a detached brick-built garage at the rear.

To the rear is a beautiful garden space with patio seating area, further covered seating area, lawn and well stocked flower and shrubbery beds.

Room Measurements & Details:

Entrance Hall: (10'5" x 2'7") 3.17 x 0.79

Living Room: (17'3" x 10'10") 5.26 x 3.30

Breakfast Kitchen: (15'5" x 8'10") 4.70 x 2.69

Sun Room: (8'0" x 10'2") 2.44 x 3.10

Bedroom One: (11'11" x 10'9") 3.63 x 3.28

Bedroom Two: (9'10" x 8'9") 3.00 x 2.67

Shower Room: (8'4" x 5'8") 2.54 x 1.73

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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A Moving Experience...