

## 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.

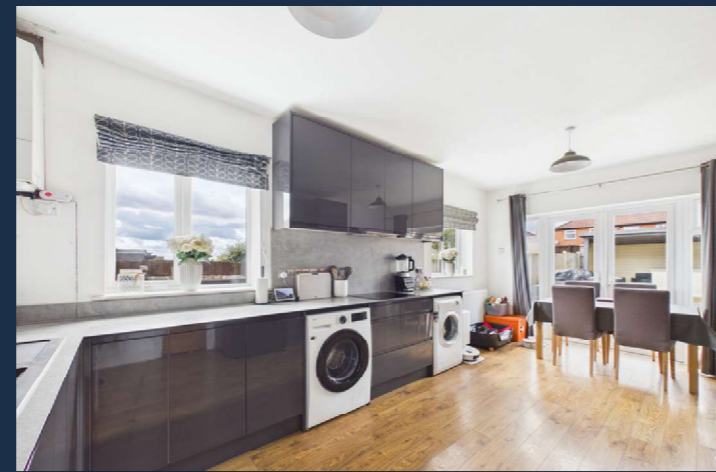
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## Vancouver Avenue, Spondon, DE21 7GB

A traditional yet substantially extended bungalow, this deceptively spacious home offers ideal accommodation for a growing family. Early viewing is strongly recommended to fully appreciate the size, flexibility, and potential on offer. The home benefits from off-road parking for two vehicles and an enclosed rear garden.

- Extended And Deceptively Spacious Bungalow
- Three Bedrooms, Bathroom and Separate Shower Room
- Two Good Size Receptions, Spacious Dining Kitchen
- EPC Rating C, Standard Construction
- Council Tax Band B, Freehold





The property provides versatile living space, including two well-proportioned reception rooms and a generous dining kitchen, perfect for both everyday family life and entertaining. There are three comfortable bedrooms, bathroom and shower room offering convenience and practicality for modern living.

The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- entrance porch, deep reception hallway, living room, family room, spacious dining kitchen with French doors to the rear garden, shower room, three bedrooms and family bathroom.

Outside, off-road parking is provided to the front elevation for two vehicles and there is an enclosed rear garden having a useful covered seating incorporating storage.

**Room Measurements & Details:**

**Entrance Porch:** (2'0" x 3'2") 0.61 x 0.97

**Hallway:** (5'11" x 6'3") 1.80 x 1.90

**Further Inner Hallway:** (12'0" x 3'3") 3.66 x 0.99

**Living Room:** (11'11" x 11'4") 3.63 x 3.45

**Family Room:** (18'1" x 7'10") 5.51 x 2.39

**Dining Kitchen:** (18'9" x 10'8") 5.71 x 3.25

**Shower Room:** (8'10" x 3'4") 2.69 x 1.02

**Bedroom One:** (14'4" x 11'0") 4.37 x 3.35

**Bedroom Two:** (10'3" x 9'5") 3.12 x 2.87

**Bedroom Three:** (11'10" x 7'7") 3.61 x 2.31

**Bathroom:** (5'10" x 7'8") 1.78 x 2.34

**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...*