4 Bed House - Semi-Detached

Price £260,000

Towpath Way, Spondon, Derby, DE21 7SL

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A versatile and beautifully presented three-storey modern character semi-detached mews home, extending to approximately 127 square metres of thoughtfully designed living space. This impressive property offers tastefully appointed, high-specification accommodation throughout, ideal for modern family living.
The interior combines contemporary style with a practical layout, providing flexible living arrangements across three floors. Finished to an excellent standard, the home features well-proportioned rooms, quality fixtures and fittings, and an abundance of natural light.
Externally, the property benefits from a south facing landscaped rear garden, perfect for outdoor entertaining and relaxation, along with the added convenience of a garage.
Situated in the sought-after area of Spondon, Derby, this superb home offers both comfort and style in a desirable residential setting.
The property is sold freehold. Energy rating B. Council tax band C.

Recessed Enclosed Entrance Porch

To:-

Reception Hall

Having feature composite and opaque double glazed entrance door, laminated wood effect floor, radiator, deep understairs storage cupboard and staircase to first floor.

Guest's Cloakroom / Wc

Having modern white two piece suite with tiled splash backs, ceiling extractor fan and radiator.

Home Office / Family Room 13'10" x 8'7" (4.23 x 2.64)

Currently used as a ground floor bedroom and having television connection point, radiator and UPVC double glazed window to front aspect.

Dining Kitchen 14'7" x 13'9" (4.46 x 4.20)

Having a range of white soft close fitted wall, base and drawer units with contemporary brushed chrome handles, complimentary ceramic tiled splash backs with contrasting oak effect vinyl floor, inset stainless steel four burner gas hob with matching electric fan assisted oven and grill, canopy extractor hood with down lighter, space and plumbing for both automatic washing machine and washer dryer, space for fridge freezer, inset stainless steel sink top with side drainer, hot and cold mixer tap, television connection point, UPVC double glazed picture windows with matching French doors giving views and access over the landscaped low maintenance, south facing rear garden.

First Floor

Landing

With radiator, deep full height storage cupboard and staircase to second floor.

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Living Room 14'7" x 13'10" (4.46 x 4.22)

Having two radiators, television and media connection points and two UPVC double glazed windows to front aspect.

Second Bedroom 14'6" x 8'7" (4.44 x 2.62)

Having radiator and two UPVC double glazed windows to rear aspect.

Second Floor

Landing

With access to roof space, radiator and airing cupboard (housing the boiler and pressurised hot water cylinder).

Principle Bedroom 14'8" x 11'2" (4.48 x 3.41)

Having a range of quality free standing wardrobes, radiator and two UPVC double glazed windows to front aspect. A door leads to the:-

Shower Room En-Suite

Having refitted modern contemporary white three piece suite with fixed head mains fed drench shower together with hand held shower attachment, powder coated heated towel rail and ceiling extractor fan.

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Bedroom Three 8'9" x 7'1" (2.68 x 2.18)

Having a radiator and UPVC double glazed window to rear aspect.

Bedroom Four 7'5" x 7'1" maximum (2.28 x 2.18 maximum)

Having radiator and UPVC double glazed window to rear aspect.

Main Bathroom 7'10" x 5'6" (2.4 x 1.7)

Having modern contemporary white three piece suite with complimentary ceramic tiled splash backs, radiator and ceiling extractor fan.

Outside

The property occupies a professionally landscaped low maintenance, south facing plot, at this highly sough after residential address. To the front is a low maintenance slate chipped fore garden, whilst the south facing rear garden is professionally landscaped, enclosed by close panelled fencing, laid to wood effect composite decking with feature deep filled mature shrubbed border, together with cold water tap. A wooden access gate at the side of the property leads to a private court yard, offering off road car parking space, which in turn leads to a brick garage, measuring internally 6 x 3.26, having up and over door and supplied with power and light.

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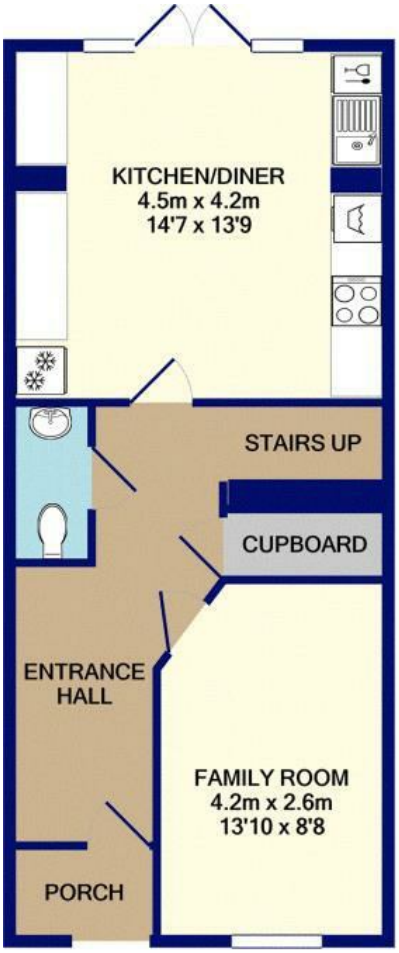
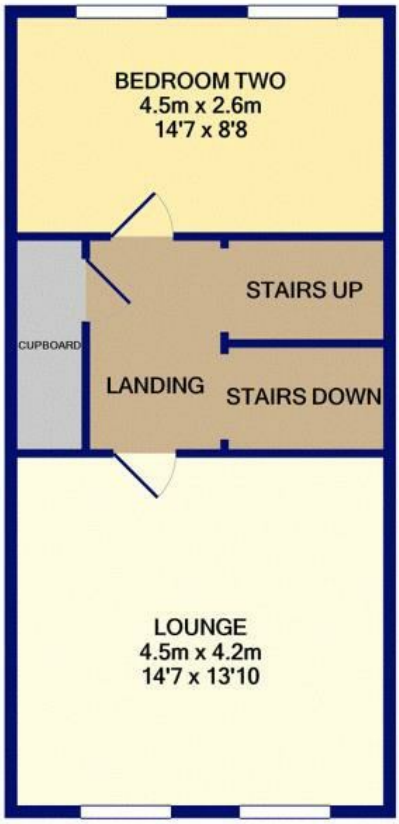
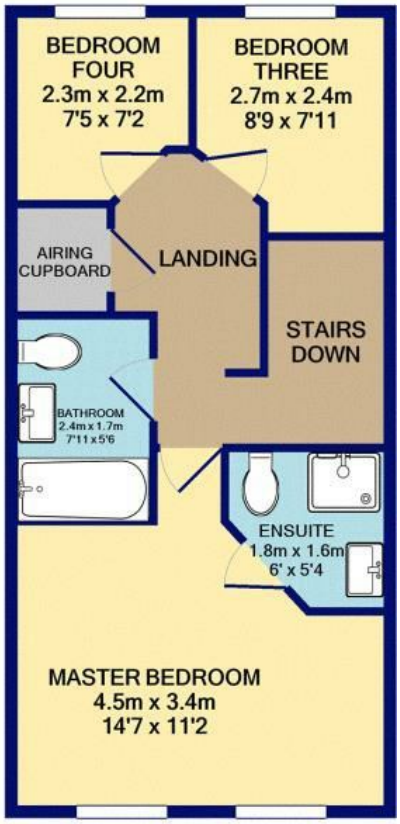


GROUND FLOOR
APPROX. FLOOR
AREA 46.1 SQ.M.
(497 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 41.8 SQ.M.
(450 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 41.8 SQ.M.
(450 SQ.FT.)

TOTAL APPROX. FLOOR AREA 129.7 SQ.M. (1396 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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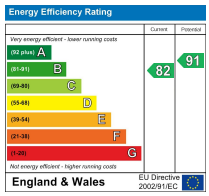

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