



VINCENT AVENUE, SPONDON, DERBY

PRICE £220,000

2 BEDROOM

| 1 BATHROOM

| 2 RECEPTION



WELCOME TO VINCENT AVENUE

FULLY MODERNISED TWO-BEDROOM SEMI-DETACHED HOME WITH DETACHED GARAGE , LOW-MAINTENANCE GARDEN AND HAS NO UPWARD CHAIN

This fully modernised two-bedroom semi-detached home offers an appealing combination of contemporary living, practical accommodation and easy-to-maintain outdoor space, making it an ideal choice for first-time buyers, couples or those looking to downsize without compromising on comfort.

The property has been thoughtfully updated throughout, with a welcoming interior featuring a bright lounge, modern kitchen diner and useful utility facilities. The kitchen provides a sociable setting for everyday meals, while the separate utility room and downstairs WC add valuable practicality.

Upstairs are two well-proportioned double bedrooms, including a principal bedroom with built-in wardrobe, together with a modern family bathroom finished in attractive neutral tones.

Outside, the property benefits from a front garden, detached garage and a low-maintenance rear garden, which is predominantly laid with patio slabs. This provides an easy-to-manage outdoor setting for relaxing, dining or entertaining without the upkeep associated with a large lawn. The combination of modern presentation, versatile accommodation and thoughtful improvements makes this a particularly appealing home.

THE DETAIL

The Detail

Entering through the new composite front door, a small hallway provides access to the main living accommodation, with an attractive oak door featuring glazed detailing opening into the lounge. This inviting reception room benefits from a large bay window overlooking the front, allowing plenty of natural light into the space, while a chimney breast provides an attractive focal point. New carpeting adds to the fresh and comfortable feel. A door leads through to the modern kitchen diner, which has been designed with both functionality and everyday entertaining in mind. The kitchen is fitted with contemporary units and incorporates an integrated fridge freezer, dishwasher, brand-new oven and induction hob, together with a sink positioned beneath the rear-facing window. There is ample room for a dining table, creating a practical space for family meals or entertaining guests. Useful understairs storage houses the boiler.

The kitchen provides access to a separate utility room, offering generous worktop space, plumbing for a washing machine and provision for a tumble dryer. From here there is access to the downstairs WC and the rear garden, providing an especially practical arrangement for modern family life.

To the first floor are two comfortable double bedrooms. The principal bedroom benefits from a built-in wardrobe, providing useful storage, while the second bedroom offers excellent flexibility as a guest room, home office or additional bedroom. The modern bathroom features a bath with overhead shower, storage drawers beneath the washbasin and attractive grey tiling.

Outside, the front garden provides an attractive approach, while the detached garage offers useful storage. The rear garden is designed with ease of maintenance in mind, being predominantly laid with patio slabs. This creates a practical outdoor space for seating, alfresco dining and entertaining, whilst keeping gardening and maintenance requirements to a minimum.

Spondon is a popular residential area offering a good range of local amenities, including shops, schools, eateries and everyday facilities. The village provides convenient access towards Derby city centre and surrounding areas, making the property well positioned for commuting and enjoying the wider amenities of Derbyshire.

AML Verification

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

CB+CO



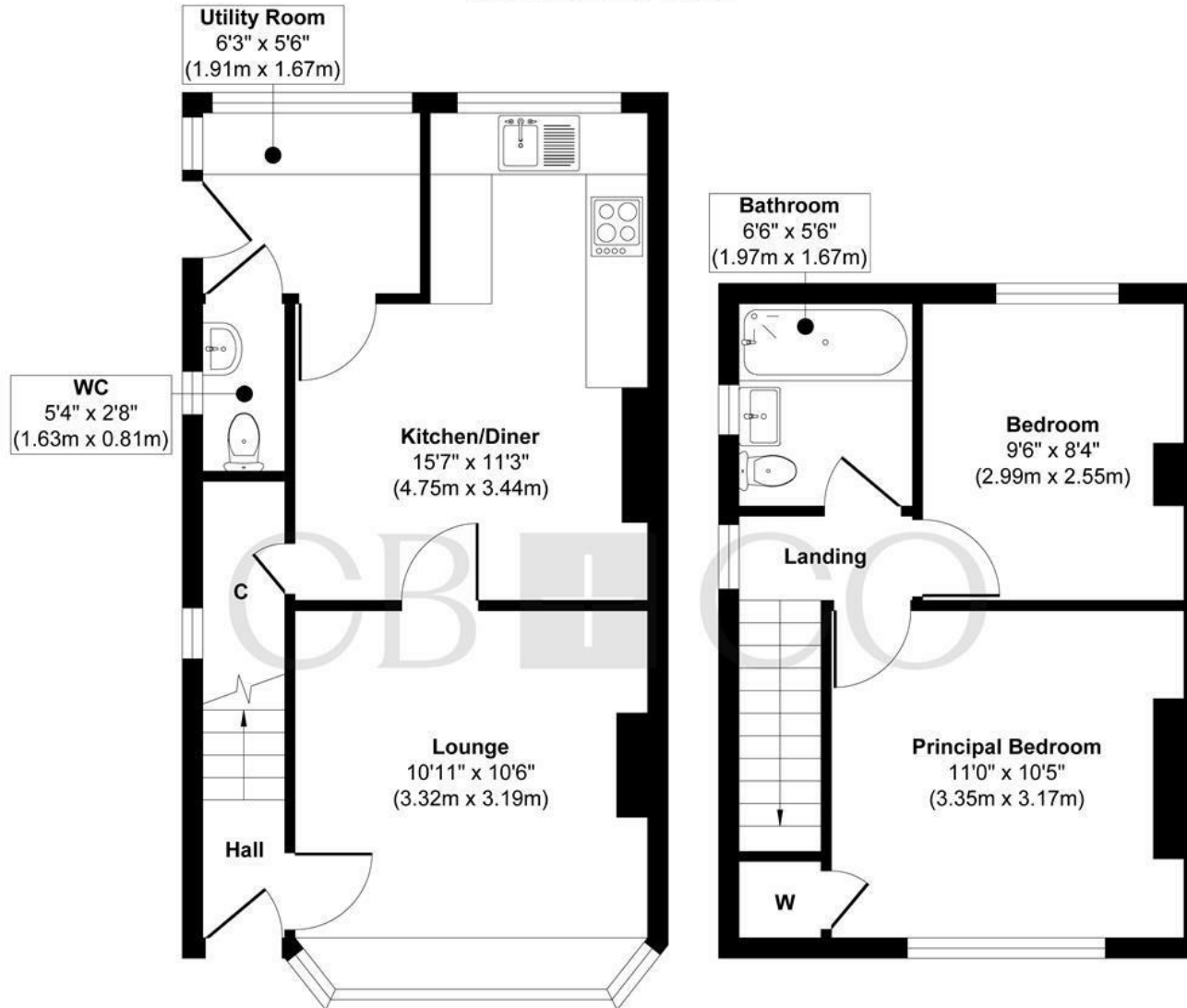


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Vincent Avenue



Ground Floor
Approximate Floor Area
391 sq. ft
(36.41 sq. m)

First Floor
Approximate Floor Area
288 sq. ft
(26.82 sq. m)

Approx. Gross Internal Floor Area 679 sq. ft / 63.23 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

679.00 sq ft

EPC RATING

C

COUNCIL TAX BAND

A

- Fully Modernised Two-Bedroom Semi-Detached Home – Stylishly Updated Throughout And Ready To Enjoy
- Modern Kitchen Diner – Contemporary Units With Space For A Dining Table
- Integrated Fridge Freezer And Dishwasher – Practical Built-In Appliances Included
- Separate Utility Room – Useful Worktop Space Plus Washing Machine And Tumble Dryer Provision
- Two Double Bedrooms – Well-Proportioned Bedrooms Offering Comfortable Accommodation
- Modern Family Bathroom – Bath With Overhead Shower, Grey Tiling And Useful Vanity Storage
- No Upward Chain – Offering Buyers The Potential For A Straightforward And Smooth Purchase
- Bright Lounge With Large Bay Window – Welcoming Reception Room With Chimney Breast Feature
- Detached Garage – Useful Additional Storage And Versatile Space
- Low-Maintenance Rear Garden – Predominantly Patio With Plenty Of Space For Outdoor Seating And Relaxation

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
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