Robert Ellis

look no further...

Dale Road,
Spondon, Derby
DE21 7DG

£244,995 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

A TRADITIONAL BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED ON THE OUTSKIRTS OF SPONDON VILLAGE WHICH IS NOW IN NEED OF A GENERAL UPGRADE PROGRAMME BEING CARRIED OUT AND BEING A WIDE AND DEEP PLOT PROVIDES THE OPPORTUNITY TO EXTEND THE HOUSE AT THE SIDE AND REAR.

Being located on Dale Road, which leads out of Spondon, this bay fronted 1930's built semi detached property offers the potential to create a lovely home with a new owner being able to stamp their own mark and if they wish to extend the house so it suits their requirements. For the size and layout of the current accommodation and privacy of the mature garden at the rear to be appreciated, we do recommend that interested parties take a full inspection so they can see all that is included in the property for themselves. The property is being sold with the benefit of NO UPWARD CHAIN and is therefore ready for a new owner to take over the property and carry out the work so it suits their own requirements.

The property is constructed of brick to the external elevations under a pitched tiled roof and the accommodation derives the benefits of having gas central heating and double glazing. Being entered through a fully enclosed porch and the original front door which has stained glass inset panels and matching side panels, the accommodation includes a reception hall, a lounge with a bay window to the front, a dining/sitting room which could be easily combined with the existing kitchen which now needs updating and off the kitchen there is a rear porch, a ground floor w.c. and a pantry/store. To the first floor the landing leads to the three bedrooms and bathroom which has a white suite with a shower over the bath. Outside there is a long drive at the front leading to a slabbed car standing area in front of the double tandem garage, there is a lawn with established borders to the sides at the front of the house with fencing to the side boundaries and a hedge to the front and at the rear there is a patio leading onto a lawned garden with a path taking you to the bottom of the garden where there is a decked area, there are a selection of fruit trees and the garden is kept private by having fencing to the side boundaries and a hedge to the rear.

Spondon is a very popular village located on the outskirts of Derby which has a number of local shops including an Asda, there are healthcare and sports facilities, excellent schools for all ages including the West Park school for older children, walks in the nearby open countryside and the excellent transport links include J25 of the M1, stations at Spondon, Derby, Long Eaton and East Midlands Parkway, East Midlands Airport and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Porch
A fully enclosed porch having double opening double glazed doors with matching panels to either side and above, tiled flooring and the gas meter housed in the porch with the original wood panelled front door with an inset stained glass glazed panel and matching side panels leading to the reception hall.

Reception Hall
Stairs with a pantry below which houses the electric fuse box and meter, shelving and a double glazed window to the side, there is a radiator in the hall, original tiled flooring and doors leading to the reception rooms and kitchen.

Lounge/Sitting Room
10'5 plus bay window x 10'9 (3.18m plus bay window x 3.28m)
Double glazed bay window with fitted vertical blinds to the front, four burner gas fire (not tested) set within a tiled fireplace with hearth, radiator, picture rails to the wall.

Dining/Sitting Room
10'8 x 10'5 (3.25m x 3.18m)
Double glazed window to the rear, radiator, Adam-style fire surround with a tiled inset and a picture rail to the walls.

Kitchen
6'9 x 6'2 (2.06m x 1.88m)
The kitchen has a stainless steel sink with mixer tap set within a work surface with a double cupboard and space for a fridge below, space for an upright electric cooker, further work surface with cupboards and drawers beneath, matching eye level wall cupboards, double glazed window to the side, wall mounted boiler and tiling to the walls by the work surface areas.

Rear Porch
Door with inset glazed panel leading out to the rear garden.

Store/Pantry
Having an opaque glazed window, power point and a light.

Ground Floor WC
Having a low flush WC and an opaque glazed window.

First Floor Landing
Double opaque glazed window to the side, hatch to the loft and the original panelled doors lead to the bedrooms and bathroom.

Bedroom 1
10'5 plus bay window x 11'7 (3.18m plus bay window x 3.53m)
Double glazed bay window to the front, feature original tile fireplace with hearth, radiator and picture rail to the walls.

Bedroom 2
11' x 10'4 (3.35m x 3.15m)
Double glazed window to the rear, radiator, picture rail to the walls and the hot water tank is enclosed within a fitted airing/ storage cupboard.

Bedroom 3
7' x 5'9 (2.13m x 1.75m)
Double glazed window to the front, radiator and a double fitted cupboard.

Bathroom
The bathroom has a white suite including a panelled bath with a chrome handrail and a shower over and tiling to three walls, pedestal hand basin with a mirror fronted cabinet above and a low flush WC, fitted wall cupboard, radiator with a rail over and a double opaque glazed window.

Outside
At the front of the property, there is a long drive leading to a slabbed area in front of the garage with the drive providing off the road parking for several vehicles, there is a lawn with established borders to the side and a further border to the right hand side of the drive with fencing to the side boundaries and a hedge to the front. There is a gate between the house and the garage providing access to the rear garden.

At the rear of the property, there is a patio area with a path leading to the bottom of the garden with lawns to either side. There are established planted borders around the lawns, fencing to the side boundaries and a hedge to the rear and there is an additional slip of land extending from the back of the rear garden where there is a selection of fruit trees and there is a shed at the bottom of the garden.

Garage
27' x 8'5 (8.23m x 2.57m)
The double tandem garage is now in need of some attention but does provide a storage facility with double doors to the front and windows and a door to the side.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and through the villages of Breaston and Draycott. Pass the Market Place into Borrowash and continue along turning right into Nottingham Road. Turn third right into Willowcroft, at the mini island turn right into Sitwell Street and at the next mini island continue over onto Moor Street and then into Dale Road.
9209MP

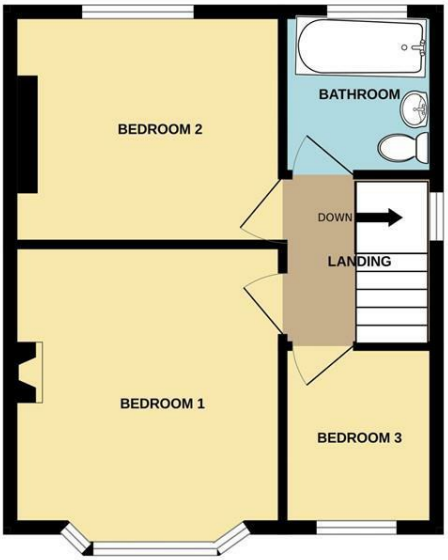
Council Tax
Derby Council Band B

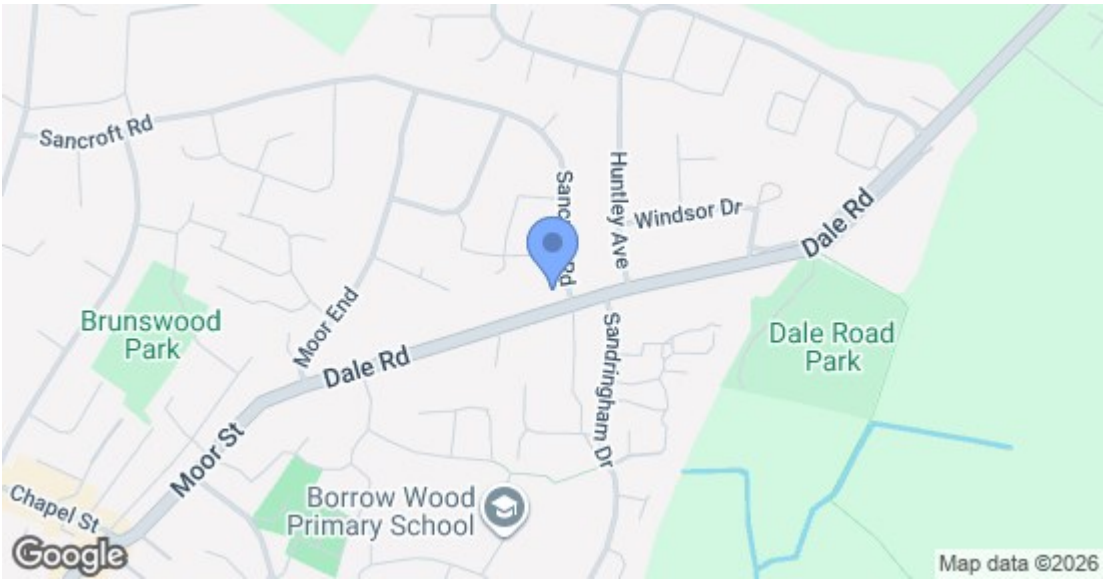
Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 14mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – Three, EE, 02, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

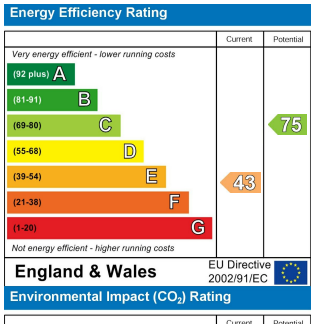
GROUND FLOOR

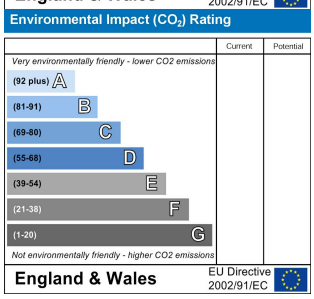
Robert Ellis
ESTATE AGENTS

1ST FLOOR









These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818