CHAPEL LANE, SPONDON, DERBY

OFFERS IN EXCESS OF: £250,000

3 BEDROOM | 1 BATHROOM | 1 RECEPTION

WELCOME TO CHAPEL LANE

EXTENDED HOME WITH GENEROUS GARDEN - A beautifully presented and thoughtfully improved three-bedroom semi-detached home, situated in the ever-popular location of Chapel Lane, close to an excellent range of local shops and amenities, and within the catchment area for the highly regarded West Park School. The property is ideally suited to first-time buyers or young families.

The accommodation comprises an extended entrance hallway, cloakroom with a contemporary wc, a well-appointed kitchen, and a spacious open-plan living and dining room with access to the rear garden. To the first floor, the landing leads to three bedrooms and a modern family bathroom.

Externally, the property is set back from the road behind a generous block-paved driveway, providing ample off-road parking, together with a detached single garage. To the rear is a generous, landscaped garden, offering an attractive outdoor space ideal for both relaxing and entertaining.

THE DETAIL

Situated on the sought-after Chapel Lane in Spondon, this beautifully presented three-bedroom home offers spacious, well-appointed accommodation, generous off-road parking and an impressive landscaped rear garden, making it an excellent choice for families and professionals alike.

The property is entered through a stylish composite entrance door into a welcoming hallway featuring contemporary flooring, a useful cloaks cupboard, additional storage and a modern downstairs WC fitted with a white two-piece suite. The spacious L-shaped living and dining room provides a warm and inviting space for relaxing or entertaining, complemented by attractive oak-effect flooring, a recessed fireplace with an electric stove-style burner, an oak beam mantel, and direct access to the rear garden through a glazed door.

The well-equipped kitchen combines character and practicality, offering quality panelled units, solid wood-block worktops, metro-style tiled splashbacks, an integrated stainless steel oven, an AEG induction hob with extractor above, stainless steel sink, plumbing for a washing machine, and the added benefit of a rooflight, side access door and views to the front.

Upstairs, the first floor comprises two generous double bedrooms, single bedroom and a contemporary family bathroom fitted with a modern white three-piece suite, including a P-shaped bath with shower over, tiled walls, tile-effect flooring and a heated chrome towel rail.

Externally, the property enjoys a generous block-paved driveway providing parking for approximately two vehicles, with composite double gates leading to a detached single garage. The generous landscaped rear garden is a particular highlight, featuring two paved seating areas, a well-maintained lawn, an additional generous garden section, a timber shed and enclosed fencing, creating an excellent outdoor space for entertaining, gardening and family enjoyment.

CB+CO

The Location

Chapel Lane in Spondon, benefits from a peaceful yet highly convenient setting. The nearby Locko Park provides ample green space for outdoor activities, while West Park Secondary School is within easy reach, making it an excellent location for families. Spondon village is just a short distance away, offering a range of local amenities including shops, cafes, and medical services.

The property is well-connected by public transport, with excellent access to local bus routes, and is close to major road networks, including the A52, ensuring easy access to Derby city centre and beyond.

Additionally, Pride Park is easily accessible, offering a retail park, a padel tennis centre, gyms, and a selection of restaurants, providing plenty of leisure and shopping options. The nearby train station offers direct links to the wider region, making this an ideal location for commuters.

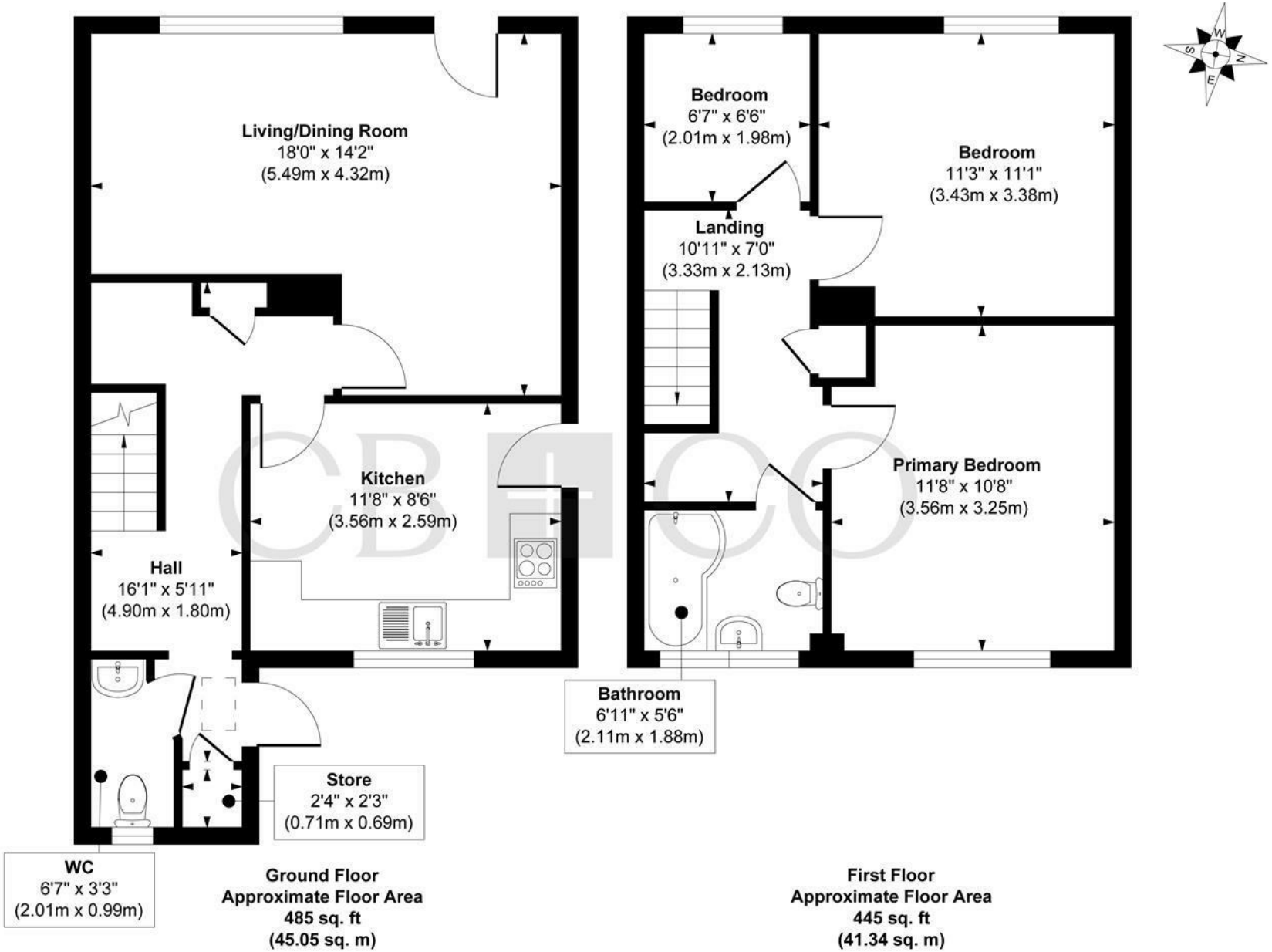
AML Verification

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

AEG
utensil

Chapel Lane, Spondon, Derby



Ground Floor
Approximate Floor Area
485 sq. ft
(45.05 sq. m)

First Floor
Approximate Floor Area
445 sq. ft
(41.34 sq. m)

Approx. Gross Internal Floor Area 930 sq. ft / 86.39 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

930.00 sq ft

EPC RATING

COUNCIL TAX BAND

B

- Extended Three Bedroom Semi-Detached Home with Generous Garden
- Well Presented & Comprehensively Upgraded
- Ideal for Young Family or First Time Buyer
- Gas Central Heating & Double Glazing
- Entrance Hallway, WC & Spacious Lounge Dining Room
- Beautifully Appointed Kitchen
- Three Bedrooms & Bathroom
- Driveway, Detached Single Garage & Generous Landscaped Garden
- Close to Excellent Local Shops & Amenities in Spondon Village
- West Park School Catchment Area

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DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
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MICKLEOVER

THE STUDIO

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