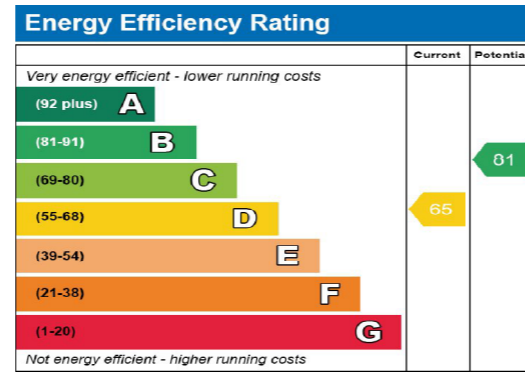




Approximate total area\*  
763 sq ft  
703 sq m

Reduced footprint  
138 sq ft  
12.6 sq m

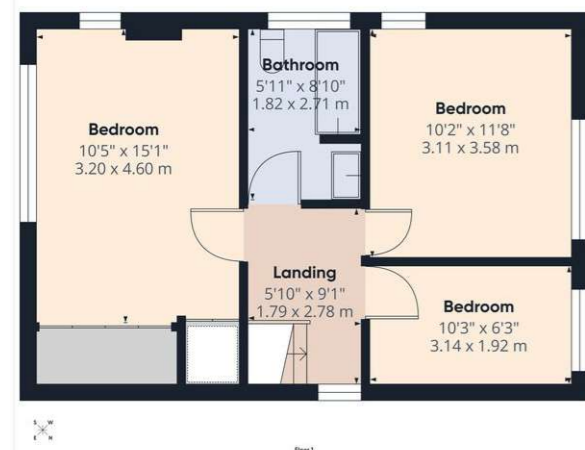


(\*) Excluding balconies and terraces

Reduced footprint  
Below 5.0% 5 m

Calculations reference the RICS AP5  
10 Standard Measurements and  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

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Approximate total area\*  
410 sq ft  
378 sq m

Calculations reference the RICS AP5  
10 Standard Measurements and  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

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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.



**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.

**W:** hannells.co.uk  
**E:** chaddesden@hannells.co.uk  
**T:** 01332 281400

## 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.

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.

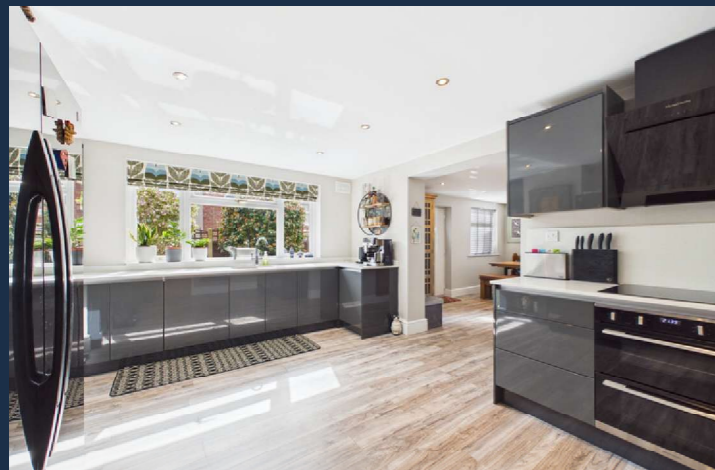
## Moor Street, Spondon, DE21 7EB | Freehold

This detached family home occupies a desirable corner plot position, set back from Moor Street, and offers deceptively spacious and stylishly presented living accommodation throughout. The property benefits from two generous reception rooms, a fitted kitchen, and a modern bathroom, together with off-road parking and a garage.

- Detached Home Occupying A Corner Plot Position
- Deceptively Spacious and Stylish Living Accommodation
- EPC Rating D, Standard Construction
- Council Tax Band D, Freehold



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification of information. The Property Misdescription Act 1991 – The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.



### Full Description:

This particularly well appointed detached family home occupies a desirable corner plot position, set back from Moor Street, and offers deceptively spacious and stylishly presented living accommodation throughout. The property benefits from two generous reception rooms, a fitted kitchen, and a modern bathroom, together with off-road parking and a garage. Early viewing is highly recommended to fully appreciate the accommodation on offer.

The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- entrance porch, reception hallway, living room, dining room and fitted kitchen.

To the first floor the landing provides access to three bedrooms and refitted bathroom with a three piece suite.

Outside, the property is set back from Moor Street and benefits from gardens to front and side elevations together with off-road parking for two vehicles and a garage.

### Room Measurements & Details:

- Entrance Porch:** (2'1" x 5'6") 0.63 x 1.68
- Entrance Area:**
- Living Room:** (14'9" x 11'10") 4.50 x 3.61
- Kitchen:** (11'10" x 14'10") 3.61 x 4.52
- Storage:** (9'2" x 2'10") 2.79 x 0.86
- Dining/Sitting Room:** (15'0" x 9'7") 4.57 x 2.92
- First Floor Landing:** (5'10" x 9'1") 1.78 x 2.77
- Bedroom One:** (10'5" x 15'1") 3.17 x 4.60
- Bedroom Two:** (10'2" x 11'8") 3.10 x 3.56
- Bedroom Three:** (10'3" x 6'3") 3.12 x 1.90
- Bathroom:** (5'11" x 8'10") 1.80 x 2.69

### Outside:

The property occupies a corner plot position set back from Moor Street and benefits from landscaped gardens to the front and side elevations. The side garden is ideal for outdoor entertaining with seating/patio area. There is further access to the rear elevation to the driveway for two vehicles together with access to a GARAGE 15'4" x 8'1" with electric roller door, light and power.

A Moving Experience...