

Royal Hill Road,Spondon Derby DE21 7AH

bagshaws residential

welcome to

Royal Hill Road, Spondon Derby

A superbly extended family home on sought-after Royal Hill Road, offering generous living space, versatile loft rooms and stylish interiors. With a bright conservatory, flexible study and off-road parking, this is a perfect blend of comfort, practicality and location.



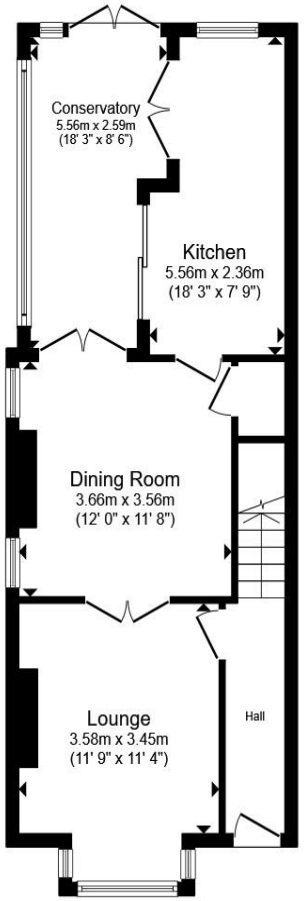




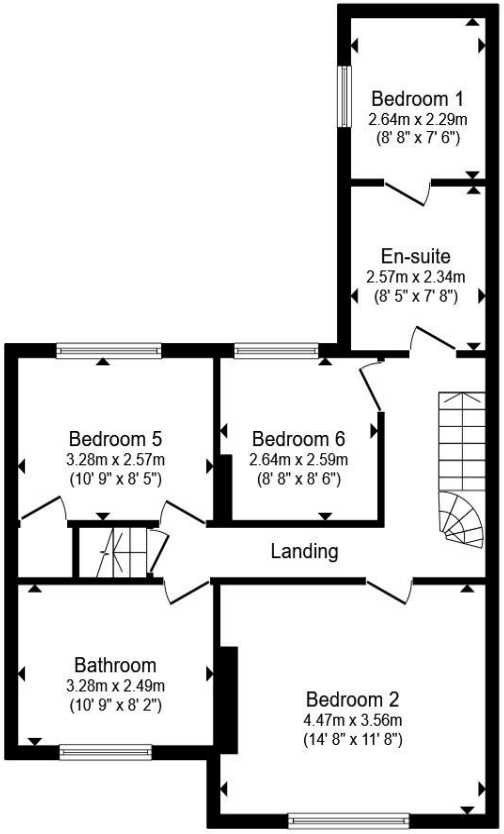




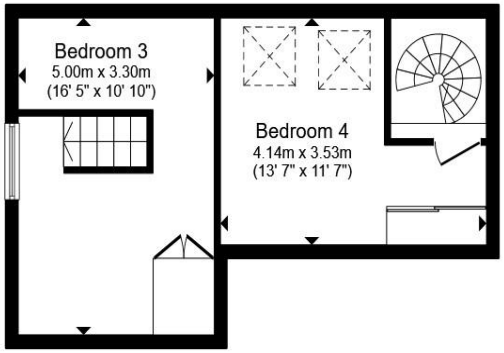




Ground Floor



First Floor



Second Floor

Total floor area 151.6 m² (1,632 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Hallway

Living Room

Dining Room

Cloakroom

Kitchen

Conservatory

Bedroom Six

En Suite

Bedroom Four

Bedroom Five

Bedroom One

Bathroom

Bedroom Two

Bedroom Three

Agents Note

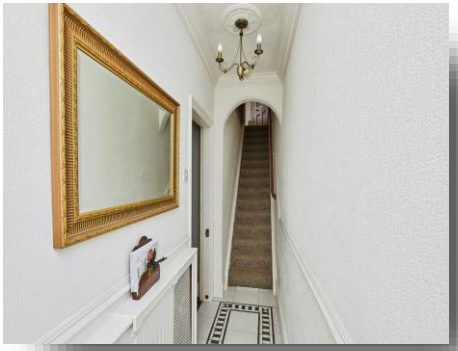
welcome to

Royal Hill Road, Spondon Derby

- Extended family home in sought-after location
- Two versatile loft rooms with independent access
- Jack-and-Jill en suite plus family bathroom
- Bright conservatory overlooking the garden
- Flexible study, hobby or additional living space

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£340,000









Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/DBY119212

The Property Ombudsman

Property Ref:
DBY119212 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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