

3 Bed House - Semi-Detached

£225,000

 Derby Road, Spondon, Derby, DE21 7LX



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Occupying a large mature plot and situated in this ever popular locality is this sizeable double fronted character semi detached home offering immense potential to improve or extend (subject to consents). Gas central heating and UPVC double glazed throughout, the property briefly comprises; reception hall, sitting room, separate dining room, fitted kitchen. To the first floor a landing leads to three bedrooms and bathroom with white four piece suite. Outside, the property stands on an established plot, backing onto open fields and enjoys three car parking, with a shared driveway leading to a detached garage. The property is sold freehold, council tax band B. Energy rating (currently being re rated).

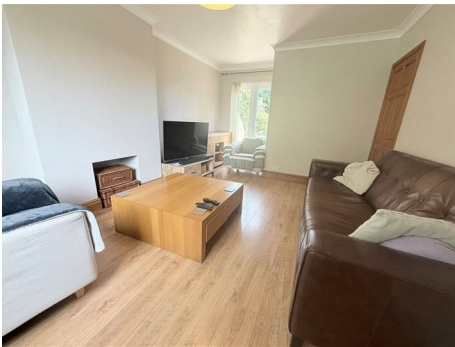
Reception Hall

Having UPVC double glazed entrance door.

Sitting Room 18'1" x 11'4"
reducing to 5'4" (5.53 x 3.46
reducing to 1.65)



With laminate floor, radiator, Tv point, UPVC double glazed window with French doors to rear.



Dining Room 11'10" x 9'10"
(3.63 x 3.02)



With, feature fire surround with coal effect fire, laminate floor, radiator and UPVC double glazed windows to front and side aspects.

Kitchen 13'3" x 6'6" (4.06 x 1.99)



Having a range of oak wall and base cupboards with integrated appliances, utility area, understairs storage, UPVC double glazed window and door to rear.



First Floor

Landing

With UPVC double glazed window enjoying views over fields.

Bedroom One 12'5" x 13'6"
maximum (3.80 x 4.12
maximum)



With radiator and UPVC double glazed window.

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Bedroom Two 12'6" x 11'9" (3.82 x 3.59)



With radiator and UPVC double glazed window.

Bedroom Three 8'5" x 6'1" (2.58 x 1.87)



With access to roof space (having pull down ladder. The loft being partially boarded) radiator and UPVC double glazed window enjoying field views.



Bathroom



Having white four piece suite to include a shower cubicle, tiled walls, two radiators and UPVC double glazed window.



Outside



Large established plot with block paved three car forecourt and shared driveway to detached garage.



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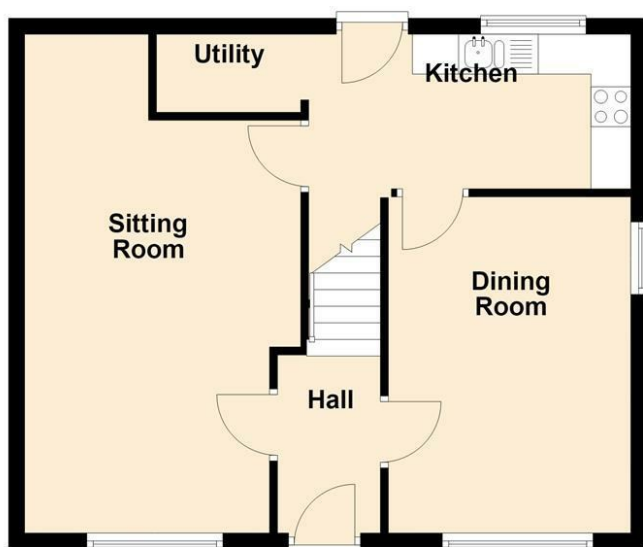
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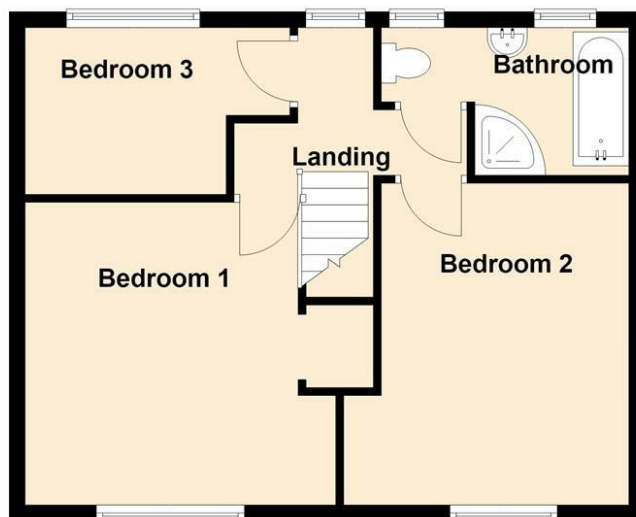
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Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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