



30 Borrowfield Road,  
Spondon, Derby  
DE21 7HD

**£175,000 Freehold**

Located on Borrowfield Road, Spondon, this well-presented two-bedroom semi-detached home offers generous living space, off-road parking, and a large private rear garden, making it an ideal investment opportunity or first-time purchase.

The property benefits from off-road parking and opens into a welcoming bay-fronted lounge, providing a bright and comfortable living space. To the rear is a modern open-plan kitchen diner, ideal for everyday living and entertaining, with a rear door opening directly onto the garden. A useful utility area adds further practicality.

A notable feature of the home is the first-floor extension, currently used as a second reception room, offering flexible space that could suit a home office, snug, or additional living area.

Upstairs, the property comprises two well-proportioned double bedrooms and a three-piece family bathroom.

Externally, the property enjoys a private rear garden, perfect for families, outdoor entertaining, or those seeking ample outdoor space.

The home is currently let at £950 PCM, making it an excellent turnkey investment, while also remaining highly attractive to owner-occupiers.

Ideally situated close to local amenities, schools, and transport links, the property offers easy access to the A52, providing convenient routes into Nottingham and Derby, as well as M1 access for commuters.

A versatile and appealing home in a popular Spondon location — early viewing is recommended.

#### Entrance Hallway

Carpeted flooring, doors leading off to:

Lounge 14'1" x 11'5" approx (4.312 x 3.483 approx)

Carpeted flooring, UPVC double glazed bay window to the front elevation, fireplace, wall mounted radiator, door leading through to the kitchen diner.

Kitchen Diner 12'4" x 11'4" approx (3.764 x 3.466 approx)

Laminate flooring, ample space for dining table, opening through to the kitchen, a range of wall and base units with worksurfaces over.

Extension 14'4" x 14'3" approx (4.378 x 4.348 approx)

L-Shaped extension providing versatile living space subject to the buyers needs and requirements.

#### First Floor Landing

Carpeted flooring, doors leading off to:

Bathroom 6'2" x 9'0" approx (1.902 x 2.748 approx)

Housing the boiler, three-piece suite comprising bath with shower over, WC, handwash basin, laminate flooring.

Bedroom Two 12'1" x 8'1" approx (3.698 x 2.482 approx)

UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator.

Bedroom One 11'3" x 14'5" approx (3.442 x 4.411 approx)

UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator.

#### Front of Property

To the front of the property there is a driveway providing off the road parking.

#### Rear of Property

To the rear of the property there is an enclosed rear garden.

#### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Derby

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 16mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	86
(81-91)	B	
(69-80)	C	
(55-68)	D	56
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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.