Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

161 Nottingham Road, Spondon, Derby, DE21 7GZ

Offers In The Region Of £275,000

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An individual detached bungalow offering wonderful potential for improvement, extension and conversion (subject to all consents) particularly to a large loft area. No Chain.

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The property enjoys a set-back position from Nottingham Road behind a deep verge with a pleasant outlook. The bungalow occupies a generous plot with driveway, garage, workshop and large rear garden with a covered patio, expanse of lawn and well stocked borders.

The gas centrally heated accommodation comprises, a feature entrance hallway with attractive original flooring and wall panelling, dining room with open plan access into a bay windowed lounge, kitchen with pantry and conservatory off, two double bedrooms, three piece bathroom and separate WC. From the hallway access via a ladder leads to a large loft/workshop area with dormer window offering excellent potential for conversion subject to the necessary consent and building regulations.

Positioned close to the many amenities found within Borrowash and Spondon, the property is conveniently located for all typical day to day requirements. Derby and Nottingham are easily accessible via the nearby A52.

A fantastic property offering wonderful potential attractively being offered for sale with immediate vacant possession and no upward chain.

ACCOMMODATION

HALLWAY

22'6" x 9'10" max (6.86m x 3.00m max)

A very large formal hallway with original wooden flooring and attractive wall panelling, a fixed ladder leads to a large loft space.

DINING ROOM

11'11" x 10'1" (3.63m x 3.07m)

With a side UPVC double glazed window, ample space for a dining table and chairs, access into the lounge and kitchen.

LOUNGE

13'7" into bay x 12' (4.14m into bay x 3.66m)

An attractive UPVC double glazed bay windowed lounge with ample space for furniture, media connections, radiator.

KITCHEN

11'11" x 9'2" (3.63m x 2.79m)

Fitted with a plentiful range of wall and base units with matching cupboard and drawer front, laminate work surfaces and tiled walls, gas hob with an extractor fan over, double glazed rear facing window, space for a washing machine, pantry cupboard also housing boiler, door into:

CONSERVATORY
9'9" x 7'6" (2.97m x 2.29m)
With tall UPVC double glazed windows and French doors, pitched roof, vinyl flooring.

BEDROOM ONE
16'7" x 12' (5.05m x 3.66m)
A spacious double bedroom with a front facing UPVC double glazed bay window, two radiators.

BEDROOM TWO
11'7" x 10'5" (3.53m x 3.18m)
A second spacious double bedroom positioned to the rear with fitted drawers, dressing table and wardrobes, UPVC double glazed window, radiator.

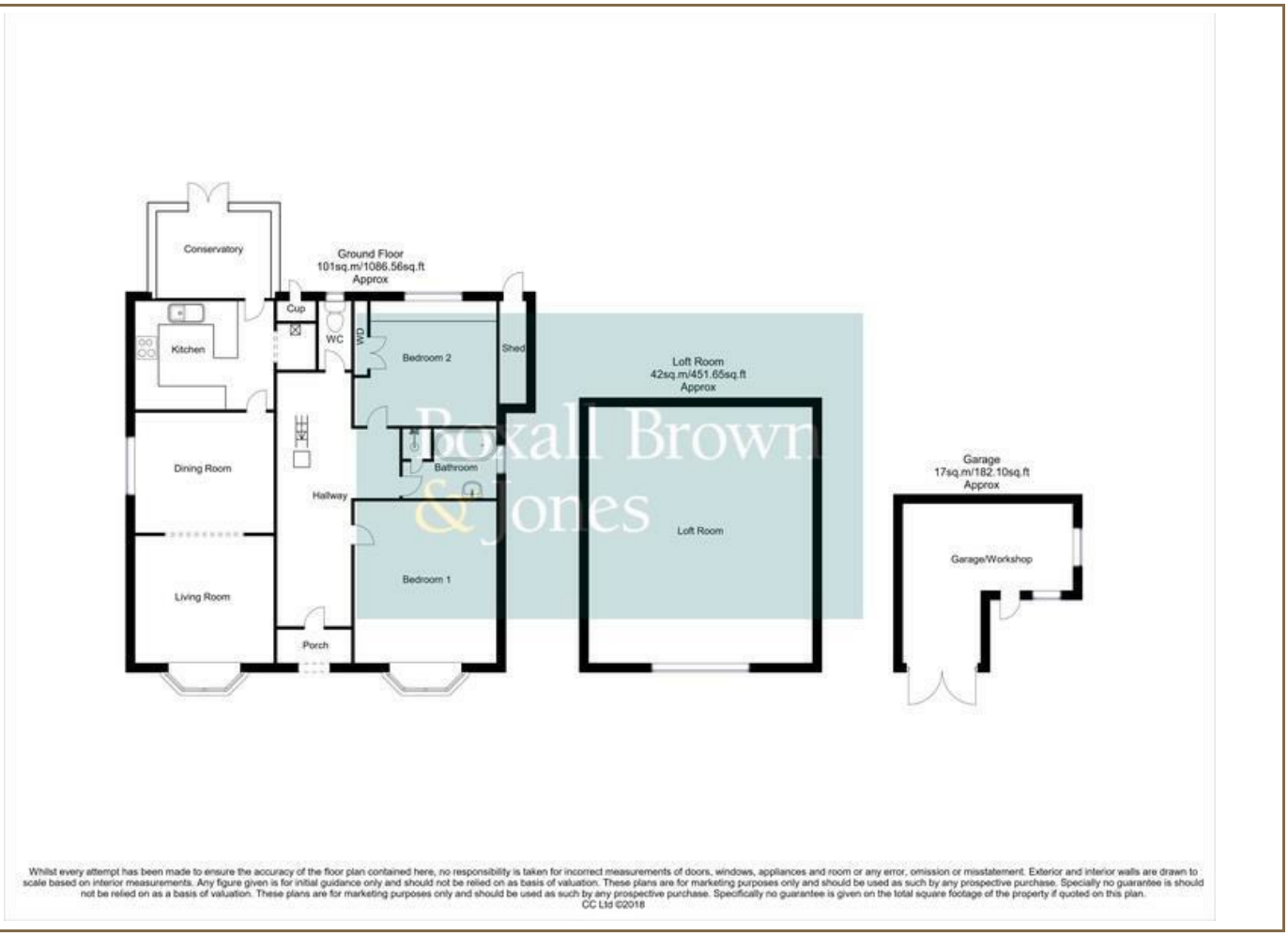
BATHROOM
7'11" x 5'11" (2.41m x 1.80m)
Appointed with a three piece suite comprising a deep bath, separate shower cubicle with an electric shower and wash hand basin, UPVC double glazed window, vinyl floor covering, extractor fan, radiator.

SEPARATE WC
5'10" x 2'10" (1.78m x 0.86m)
With a low level WC, window, radiator.

LOFT
21'10" x 19'4" (6.65m x 5.89m)
With additional space to the eaves, comfortable head height, front facing UPVC double glazed dormer window.

Road Map

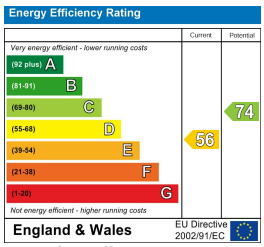
Floor Plan

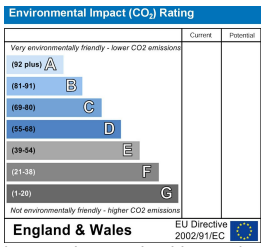


Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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