



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	71	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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.

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T: 01332 281400

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.



Viewing Strictly By Appointment Only

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You are NOT obliged to use our preferred partner services.

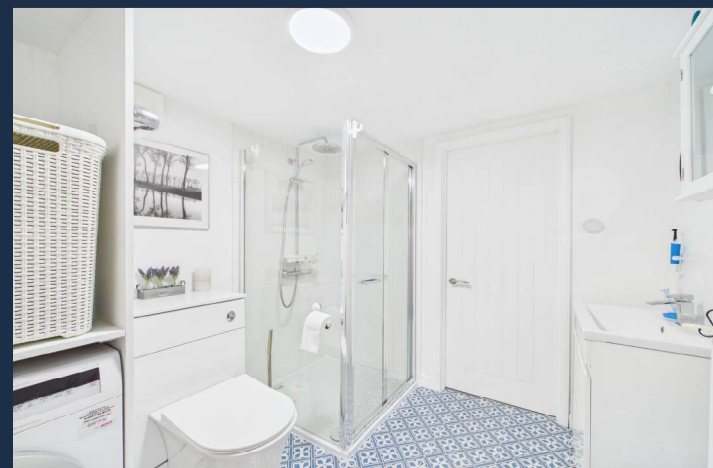
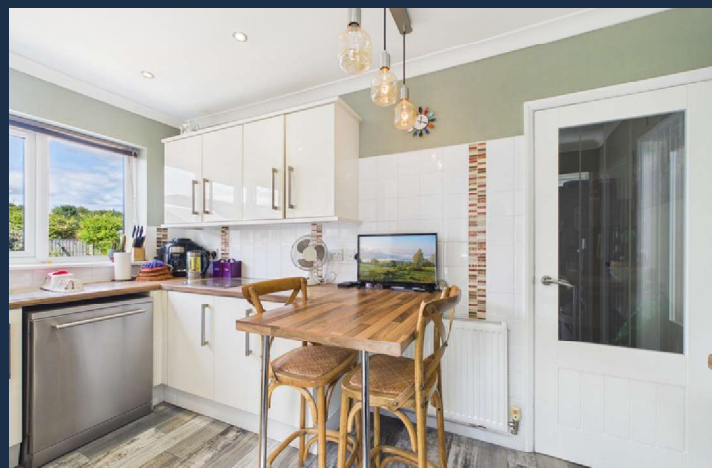
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Marina Drive, Spondon, DE21 7AF | Asking Price £340,000

The property has undergone a comprehensive programme of modernisation in recent years, creating a contemporary and versatile home that is ready to move into. The flexible accommodation two bath/shower rooms, offering excellent versatility for a range of buyers. Externally, the property benefits from ample off-road parking and a pleasant, rear garden, with a bar and covered seating areas.

- Versatile Accommodation Including TWO/THREE Bedrooms
- Much Improved And Well Appointed Detached Bungalow
- Off-Road Parking And Attractive Rear Garden EPC Rating C, Standard Construction
- Council Tax Band C, Freehold





Freehold

A Moving Experience...



Full Description:

The accommodation is supplemented by gas fired central heating, replacement UPVC double glazing and briefly comprises:- entrance hallway, living room, inner hallway, fitted breakfast kitchen, optional bedroom/sitting room with access to the conservatory, two bedrooms, shower room/utility, refitted shower room with a three piece suite and further utility room.

Outside, there is off-road parking for a number of vehicles to the front elevation and pleasant rear garden, ideal for entertaining with covered seating area and bar.

Room Measurements & Details:

Entrance:

Living Room: (15'9" x 9'10") 4.81 x 2.99

Inner Hall: (3'1" x 6'3") 0.95 x 1.91

Breakfast Kitchen: (12'10" x 8'1") 3.91 x 2.47

Shower Room: (8'3" x 4'9") 2.51 x 1.45

Sitting Room/Optional Bedroom: (12'10" x 9'11") 3.92 x 3.02

Conservatory: (8'10" x 9'4") 2.69 x 2.85

Bedroom: (15'9" x 9'11") 4.81 x 3.02

Shower Room: (7'6" x 7'2") 2.29 x 2.18

Bedroom: (8'10" x 6'10") 2.69 x 2.08

Utility Room: (7'3" x 7'7") 2.21 x 2.31

Outside:

There is off-road parking for a number of vehicles to the front elevation. Gated access to the side elevation leads to a pleasant rear garden, arranged for ease of maintenance and enjoying a degree of privacy, ideal for entertaining. There is a block paved pathway, decorative stone areas, covered seating area and insulated BAR with light and power.

Buyer Information:

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.
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