



**GADSBY
NICHOLS**

9 Brunswood Close, Spondon, Derby, DE21 7LB
£225,000



A DELIGHTFULLY PRESENTED SEMI-DETACHED BUNGALOW, enjoying a sought-after cul-de-sac setting adjoining a large open park, and within minutes walking distance of Spondon village centre. Requiring internal inspection to be fully appreciated, the bungalow has been the subject of an extensive scheme of modernisation and refurbishment over the past 2-years. The highly adaptable interior has the benefit of gas central heating and double glazing, and briefly comprises: -

INTERNAL, impressive reception hall, inner hall, generous rear lounge dining room, modern refitted kitchen with integrated appliances, and utility room (potential further bedroom), double bedroom, modern and shower room,. In addition, there is a large attic room (occasional bedroom). EXTERNAL, extensive gravelled driveway affording up to three/four car standing spaces, mature rear garden, former garage, and greenhouse. EPC B, Council Tax Band B.

THE PROPERTY

A semi-detached bungalow, which has been the subject of an extensive scheme of modernisation and refurbishment within the past two-years, to offer a delightfully appointed interior, with early internal inspection highly recommended. The accommodation comprises; reception hall, inner hall, generous lounge dining room, modern kitchen, utility room/potential bedroom, double bedroom, shower room, large attic room/occasional bedroom, ample driveway parking, rear garden, former garage, and greenhouse.

LOCATION

The property enjoys a sought-after cul-de-sac setting, adjoining a large open park to the rear, and within minutes walking distance of Spondon village centre and range of amenities. Ease of access is afforded to the A52 providing links to Derby, Nottingham, and the M1 motorway.

DIRECTIONS

When leaving Derby city centre by vehicle, proceed east along the A52 dual-carriageway towards Nottingham, and after approx. 2-miles take the left exit for Spondon village, entering the village on Lodge Lane, continuing into Church Street passing the Church on the left-hand side, before turning right into Chapel Street, left into Chapel Lane, and right into Brunswood Close.

What 2 Words /// models.hooks.cult

VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13512

ACCOMMODATION

Having the benefit of gas central heating and double glazing, the detailed accommodation comprises: -

INTERNAL

IMPRESSIVE RECEPTION HALL



INNER HALL

Having modern period-style central heating radiator, feature half-panelled walls, laminate flooring, and leaded-light glazed door opening to the utility room.

GENEROUS LOUNGE/DINING ROOM

4.72m x 3.58m (15'6" x 11'9")



Having modern period-style central heating radiator, laminate flooring, double glazed double French doors and side panels opening to the rear garden. The lounge dining room opens to the kitchen, for modern contemporary living.



KITCHEN

2.84m x 2.57m (9'4" x 8'5")



Having been refitted with stylish Cashmere fitments comprising; one double base unit, six single base units, two double wall units, and one single wall unit, together with integrated electric induction hob with extractor and light over, integrated electric double oven, integrated fridge, integrated freezer, integrated dishwasher, natural-wood work surface areas with tiled splashbacks and inset Belfast white sink unit, and UPVC double glazed window.



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UTILITY ROOM

35.36m x 2.01m (116" x 6'7")



Offering potential for further bedroom accommodation, if so required. Having natural-wood work surface area with tiled splashback, single base unit, and appliance space under, panelling to one wall, central heating radiator, UPVC double glazed double French doors to the front, UPVC multi-pane double glazed door to the rear, and double glazed rooflight.

DOUBLE BEDROOM

3.63m x 3.63m (11'11" x 11'11")



Having UPVC double glazed window to the front, feature wall, and central heating radiator.



SHOWER ROOM



Having modern white suite comprising; walk-in shower enclosure with rain and handheld shower fittings, pedestal wash hand basin, and low-level WC, together with part-panelled and part-wet-boarded walls, heated towel rail, and UPVC double glazed window.

ATTIC ROOM

5.74m x 2.64m max into eaves (18'9" x 8'7" max into eaves)



Measurements are '18'10" x 8'8" maximum into eaves/5.74m x 2.64m maximum into eaves'.

Accessed via a staircase from the reception hall, providing an ideal occasional bedroom, and offering the potential for full conversion subject to obtaining the usual planning and building regulation approvals. Having built-in double wardrobe, access to eaves storage space, large hardwood double glazed window to the side, Velux double glazed rooflight, two central heating radiators, electric power and light, and housing a fitted Ideal gas-fired combination boiler, which we understand was installed in 2023/2024, providing domestic hot water and central heating.

EXTERNALLY

FRONT GARDEN

Extensive gravelled driveway affording up to three/four car standing spaces.

MATURE REAR GARDEN



Enclosed by fencing for privacy, having patio, lawns, and flower and shrub border, together with aluminium greenhouses. The former garage is now utilised as a store.

ADDITIONAL INFORMATION

TENURE

We understand the property is held freehold, with vacant possession provided upon completion.

ANTI-MONEY LAUNDERING (AML)

REGULATIONS

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need

to request the following: -

- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

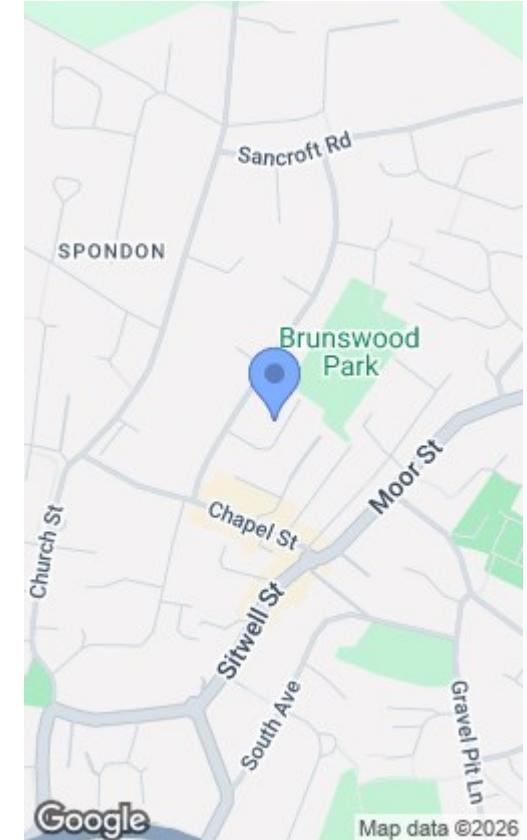
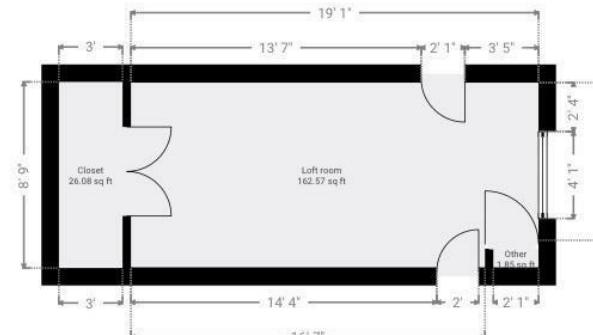
Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

REF: R13512

▼ Ground Floor



▼ 1st Floor



GADSBY NICHOLS

It must be noted we try to ensure the accuracy of the floor plan, however this is a guide to the layout of the property only. You must treat this floorplan as a guide only to the property's layout and not an accurate built measured survey. If you require accurate measurements/ layout guides, you must commission this independently. Where an appliance/s are shown these are illustrative only and have not been tested or confirmed to be included in the sale of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (A2 plus)	A	81	Very environmentally friendly - lower CO ₂ emissions (A2 plus)
(B1-B1)	B	68	(B1-B1)
(B2-B3)	C		(B2-B3)
(D5-D6)	D		(D5-D6)
(D9-D14)	E		(D9-D14)
(F21-F38)	F		(F21-F38)
(G11-G28)	G		(G11-G28)
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	
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PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors. All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property. Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

