

BURNSIDE DRIVE, SPONDON, DERBY

OFFERS IN EXCESS OF £250,000

3 BEDROOM | 1 BATHROOM | 2 RECEPTION



WELCOME TO BURNSIDE DRIVE

EXTENDED THREE-BEDROOM FAMILY HOME WITH IMPRESSIVE OPEN-PLAN LIVING – This attractive three-bedroom semi-detached property offers a fantastic combination of spacious family accommodation, modern finishes and versatile living space. A particularly appealing feature is the beautifully extended ground floor, creating an impressive open-plan layout which provides a natural flow between the lounge, dining area and kitchen, with the addition of a wonderful family room overlooking the rear garden.

The property has been thoughtfully arranged to suit modern family life. The family room is a real highlight, featuring a striking ceiling lantern, generous glazing, direct access onto the garden and underfloor heating, making it an ideal space for relaxing and entertaining.

Upstairs, three well-proportioned bedrooms are served by a family bathroom, whilst outside, the property benefits from generous driveway parking and a particularly good-sized rear garden with attractive views across neighbouring fields.

THE DETAIL

The Detail
As you enter the property, you are greeted by a welcoming hallway featuring beautiful patterned tiled flooring and decorative wall panelling, which continues up the staircase, creating a lovely feature throughout the entrance. The staircase itself is carpeted and leads to the first-floor landing. From here, the ground floor opens into an impressive open-plan living space, beginning with the lounge, which features laminate flooring, a bay window to the front elevation and an attractive chimney breast. This continues seamlessly into the dining area, providing plenty of room for a family dining table and creating an ideal setting for everyday living and entertaining.

The dining area leads through to the kitchen, fitted with cream cabinetry and contrasting black worktops. There is space for a washing machine, dishwasher, wine fridge and tall fridge freezer, alongside an integrated oven and induction hob.

A particularly impressive addition is the separate family room, accessed through double doors from the dining area. This beautiful space benefits from a ceiling lantern, recessed spotlights, an air conditioning unit, carpeted flooring and large windows allowing plenty of natural light. Patio doors provide direct access to the rear garden, creating a lovely connection between indoor and outdoor living. This room benefits from underfloor heating.

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To the first floor, the principal bedroom benefits from a bay window which enhances the available floor space, alongside a striking feature panelled wall. There is a further double bedroom and a single bedroom, making the accommodation suitable for a growing family or those requiring additional workspace. The family bathroom comprises a bath with mains-fed shower over, wash basin, WC, heated towel rail, useful storage cupboard and white wall tiling.

Externally, the property offers plenty of driveway parking to the front, with additional space extending down the side of the house, accessed through gates. The rear garden is a wonderful feature, enjoying open views across neighbouring fields and offering a generous lawn, together with two separate patio areas for outdoor dining and relaxation.

Situated within a popular residential part of Spondon, the property is well placed for access to the local shops, amenities and schools around Spondon Village. The surrounding area offers a selection of green spaces and pleasant walks, with the village centre providing everyday conveniences, pubs and eateries.

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

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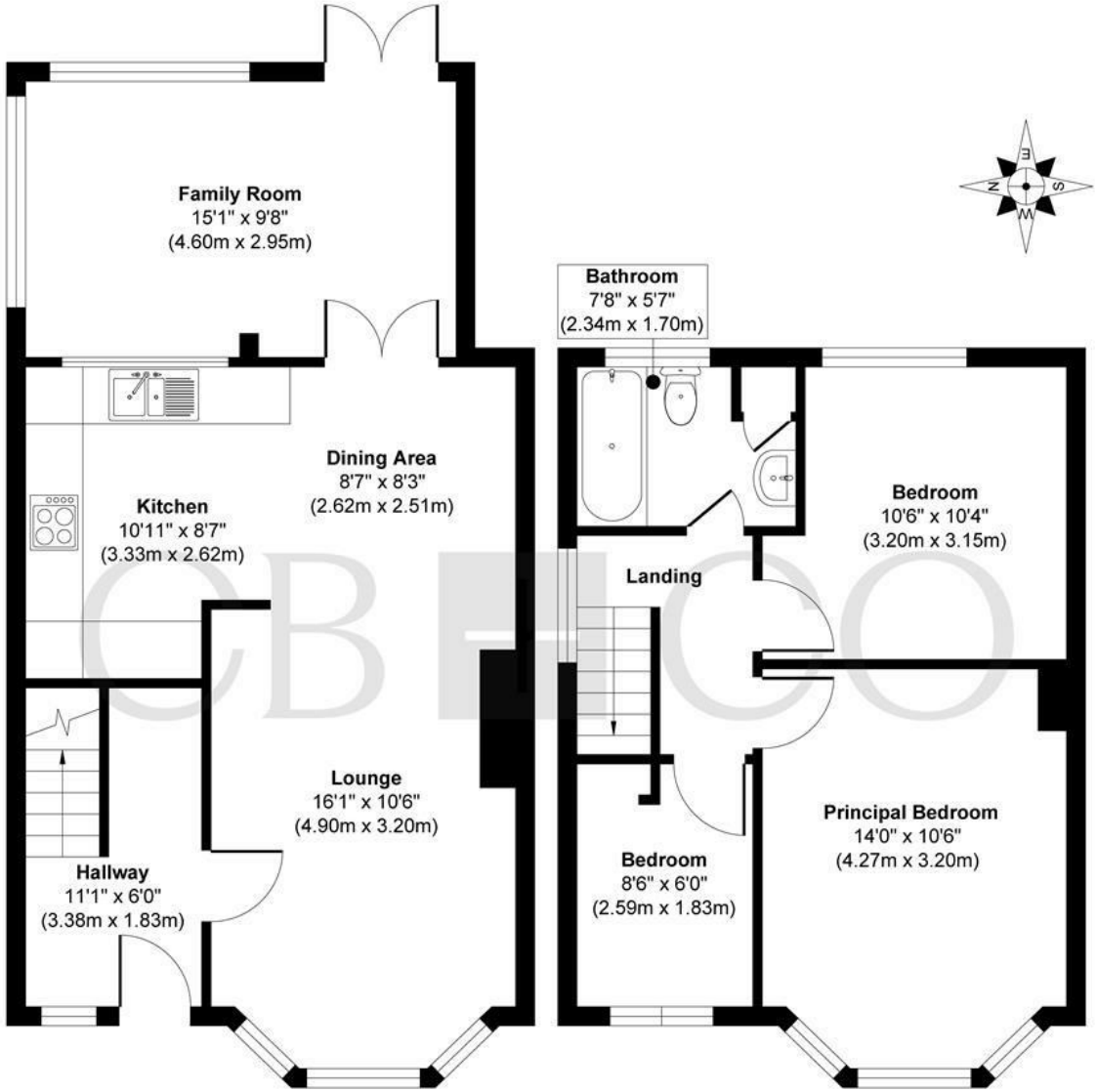








Burnside Drive



Ground Floor
Approximate Floor Area
550 sq. ft
(51.09 sq. m)

First Floor
Approximate Floor Area
399 sq. ft
(37.06 sq. m)

Approx. Gross Internal Floor Area 949 sq. ft / 88.15 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

949.00 sq ft

EPC RATING

D

COUNCIL TAX BAND

B

- Three Bedroom Semi-Detached Family Home
- Extended Ground Floor With Open-Plan Living
- Fitted Kitchen With Integrated Oven And Induction Hob
- Impressive Family Room With Ceiling Lantern, Air Conditioning And Underfoor Heating
- Principal Bedroom With Bay Window And Feature Panelled Wall
- Further Double Bedroom And Single Bedroom
- Generous Driveway Parking To The Front
- Large Rear Garden With Lawn And Two Patio Areas
- Open Views Across Fields To The Rear
- Convenient Spondon Location Close To Local Amenities

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DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
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