



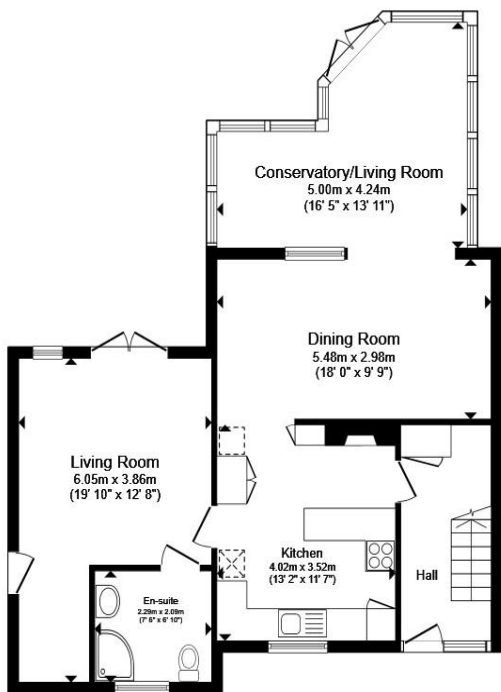
**Windermere Drive, Spondon DERBY DE21 7JX**

**welcome to**

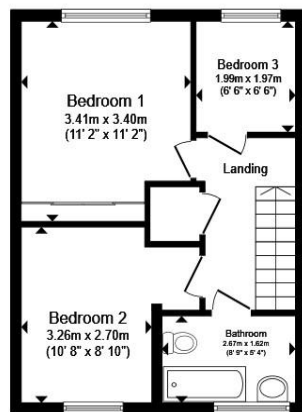
**Windermere Drive, Spondon DERBY**

A beautifully presented and highly versatile four-bedroom family home, including a self-contained extension and charming, fully serviced outbuildings (Shepherd's hut and wooden lodge) with a generous low-maintenance garden, patio areas and sunlight throughout the day.

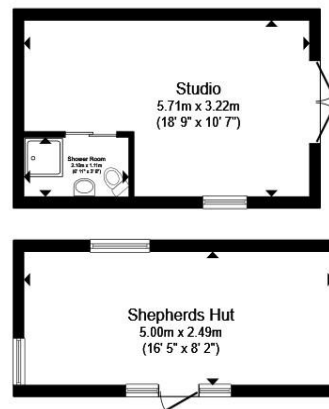




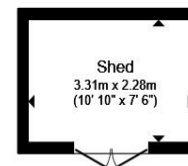
**Ground Floor**



**First Floor**



**Outbuilding**



Total floor area 160.1 m<sup>2</sup> (1,724 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**Living/Bedroom 4**

19' 10" MAX x 12' 8" MAX ( 6.05m MAX x 3.86m MAX )

**Dining Room / Sitting Area**

18' MAX x 9' 9" MAX ( 5.49m MAX x 2.97m MAX )

**Conesrvatory**

16' 5" MAX x 13' 11" MAX ( 5.00m MAX x 4.24m MAX )

**Kitchen**

13' 2" MAX x 11' 7" MAX ( 4.01m MAX x 3.53m MAX )

**Bedroom 1**

11' 2" MAX x 11' 2" MAX ( 3.40m MAX x 3.40m MAX )

**Bedroom 2**

10' 8" MAX x 8' 10" MAX ( 3.25m MAX x 2.69m MAX )

**Bedroom 3**

6' 6" MAX x 6' 6" MAX ( 1.98m MAX x 1.98m MAX )

**Bathroom**

8' 9" MAX x 5' 4" MAX ( 2.67m MAX x 1.63m MAX )

**Wooden Lodge**

18' 9" MAX x 10' 7" MAX ( 5.71m MAX x 3.23m MAX )

**Shepherd's Hut**

16' 5" MAX x 8' 2" MAX ( 5.00m MAX x 2.49m MAX )

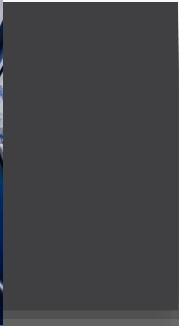
welcome to

## Windermere Drive, Spondon DERBY

- Four-bedroom home including a versatile self-contained side extension with en-suite
- Modern open-plan kitchen with integrated appliances
- Main living space with log/coal fire leading into a conservatory
- Generous, private rear garden with patio, artificial lawn and multiple seating areas
- Self-contained Shepherd's hut and large wooden lodge, both with full facilities

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

**£425,000**



This thoughtfully presented and highly versatile four-bedroom semi-detached home in the village of Spondon, Derby, offers spacious, well-designed living combining comfort, style and flexibility.

A welcoming hallway leads through the home, with natural light enhanced by a Velux window above the staircase. The kitchen is fully equipped, offering plenty of counter space, storage and modern appliances and seamlessly connects to an open dining and lounge area, where a log or coal fireplace adds warmth and creates a welcoming, social atmosphere. A large, light-filled conservatory with heating and patio doors offers year-round use and direct access to the garden.

The ground floor features a self-contained extension with en-suite, separate entrance and patio doors, providing excellent flexibility. Upstairs offers three well-proportioned bedrooms, including a modern family bathroom and additional storage. Two separate loft spaces with lighting, ladder access, providing excellent additional storage.

Externally, the property benefits from a generous, low-maintenance rear garden enjoying sunlight throughout the day, with patio and seating areas. A standout feature is the fully serviced shepherd's hut and wooden lodge.

Further benefits include off-road parking, EV charging point and planning permission for a porch extension with WC. Ideally located close to schools, amenities and transport links.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DBY121433 - 0007

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