

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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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

We recommend our preferred partner law firms who are solicitors selected by Us for their experience and efficiency in providing conveyancing services. We receive a referral fee of between £225 - £250 per completed transaction.

We recommend our preferred partner Mortgage intermediaries who are mortgage specialists available to provide you with the advice you need. We receive a referral fee of approximately £350 per completed transaction.

We recommend our preferred partner Insurance Company who provide Buildings and Contents Insurance. We receive a referral fee of approximately £25 per completed transaction.

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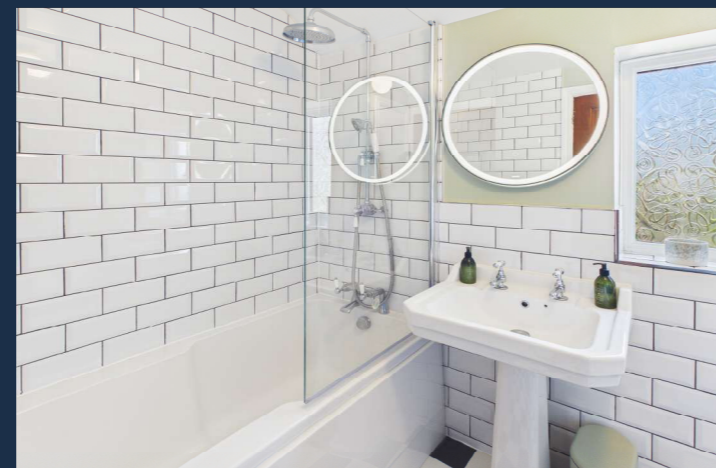
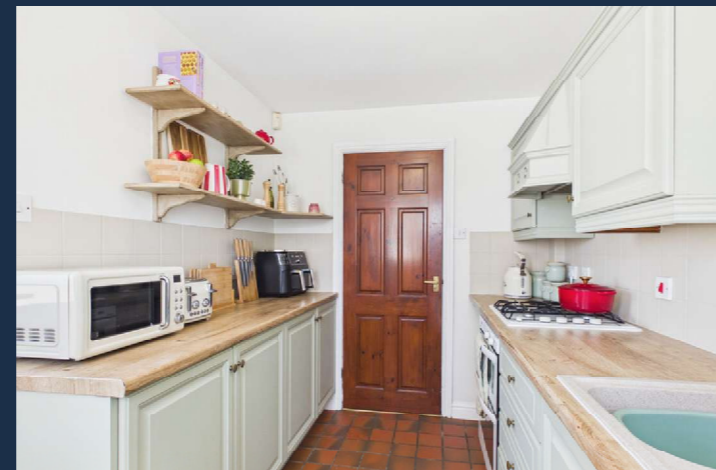
You are NOT obliged to use our preferred partner services.

Beech Court, Spondon, DE21 7TP | Freehold

An early viewing is highly recommended of this deceptively spacious home, ideally situated in a much-favoured cul-de-sac within the conservation area of Spondon. The property has been thoughtfully decorated to provide light and welcoming accommodation throughout.

- Well-Presented And Deceptively Spacious Town House
- Sought-After No Through Road Location
- EPC Rating C, Standard Construction
- Council Tax Band C, Freehold
- Driveway And Garage





Full Description:

The home benefits from three double bedrooms (the master with an en-suite shower room), off-road parking, a garage, and an enclosed south-facing rear garden.

The accommodation is enhanced by gas-fired central heating, UPVC double glazing, and a security alarm system, and briefly comprises: a reception hallway with feature porthole window, cloakroom/WC, a spacious through lounge/dining room, and a fitted kitchen. To the first floor, the landing provides access to three well-proportioned bedrooms, including the master bedroom with en-suite shower room, and a family bathroom fitted with a three-piece suite.

Externally, the property enjoys gardens to both the front and rear. A driveway provides off-road parking and leads to the garage.

Room Measurements & Details:

- Entrance Hall:** (5'10" x 11'5") 1.78 x 3.48
- Cloaks/WC:** (2'9" x 4'9") 0.84 x 1.45
- Living Room / Dining Area:** (12'11" x 17'6") 3.94 x 5.33
- Kitchen:** (7'0" x 10'6") 2.13 x 3.20
- First Floor Landing:** (6'1" x 8'10") 1.85 x 2.69
- Bedroom One:** (12'9" x 8'4") 3.89 x 2.54
- En-Suite Shower:** (6'2" x 2'5") 1.88 x 0.74
- Bedroom Two:** (8'7" x 11'10") 2.62 x 3.61
- Bedroom Three:** (9'9" x 8'10") 2.97 x 2.69
- Bathroom:** (9'3" x 5'6") 2.82 x 1.68
- Garage:** (8'10" x 16'11") 2.69 x 5.16

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.
5. These details are given in good faith but do not form part of any offer or contract. Information should be independently verified. Hannells Limited and its employees or agents are not authorised to make representations or warranties regarding the property.

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