

# Derby Road

Spondon, Derby, DE21 7LU

John German





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£275,000

Extended bay-fronted semi-detached home, features include a spacious through lounge/diner and a stylish kitchen/breakfast room, ground floor WC, modern bathroom, rear garden backing onto fields, carport, extensive parking, and EV charging. Ideal family home.

Great location known for its reputable schools in both Spondon and neighbouring Chaddesden both of which locations boast a wonderful range of local amenities including the Asda Superstore opposite and major road links including the A52, A50 and M1.

Entrance to the property is via a spacious hall with stairs rising to the first floor with under stairs storage, tile effect flooring, central heating radiator and a uPVC double glazed window to the side.

The ground floor guest WC/cloakroom is located off the entrance hall and has been fitted with a low flush WC and a vanity washbasin with additional built in storage and ceramic tiling. The space allows for additional coat and shoe storage.

The generous through lounge/diner boasts a box bay window overlooking the front garden and high quality laminate flooring. This room connects to the extended kitchen via glazed double doors which can be opened up to create a fabulous open space ideal when entertaining.

The kitchen has been extended to the rear and fitted with a stunning range of light greys haker style base and eye level units including under unit lighting, curved corner cabinets and a matching central island/ breakfast bar all with beech worktops, inset sink unit with hose style mixer tap, tiled splashbacks, built-in eye level oven and four ring gas hob with extractor hood over and space for additional appliances. UPVC double glazed window to the rear, part double glazed side entrance door, ceiling spot lighting and tile effect flooring running through into the dining area with bi-fold doors opening onto the rear patio and a large double glazed skylight plus a central heating radiator.

On the first floor a central landing has a uPVC double glazed window to the side, access to the roof space with loft ladder and doors leading off to three well proportioned bedrooms and the family bathroom. The fully tiled bathroom has been refitted with low flush WC, vanity wash basin with storage beneath and a "P" shaped bath with shower screen, rain shower head and hand shower attachment. UPVC double glazed window to the front and heated towel radiator.

Outside the property is set a long way back from the road behind a lawned front garden with a long driveway providing ample off road parking and leading to a turning area and to the carport at the side of the house where there is an EV charging point and gated access into the rear garden.

The rear garden is fully enclosed and mainly laid to lawn with a porcelain tiled patio, modern composite fencing and a matching composite garden shed.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

Please note there is a planning application to build on the land to the rear planning ref: 26/00255/OUT awaiting a decision please visit the Derby City Council Planning Portal for more details.

**Property construction:** Traditional

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Derby City Council / Tax Band B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

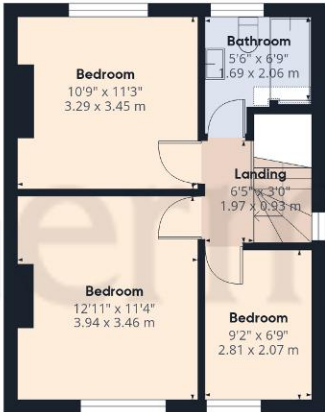
**Our Ref:** JGA/10042026







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1018 ft<sup>2</sup>  
94.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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#### Agents' Notes

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

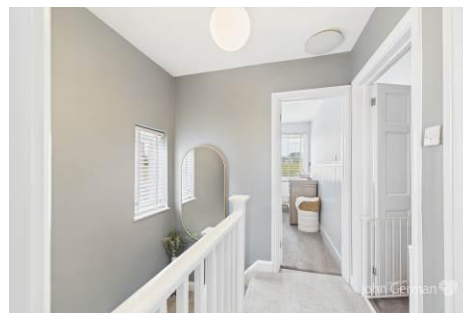
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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