

Borrowfield Road

Spondon, Derby, DE21 7HG

John
German





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£300,000

Beautifully maintained contemporary home with a modern, versatile layout offering space, comfort, and practicality. Ideally located in a sought-after residential area close to amenities, schools, and excellent transport links—perfect for families and commuters.



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Entrance to the property is via a spacious and inviting entrance hall with beautiful oak flooring which runs through into the kitchen and the guest WC. Stairs rise to the first floor with a useful under stairs storage cupboard, there is a window to the side and oak veneer doors lead off to the ground floor living spaces.

The guest WC is fitted with a low flush WC, pedestal washbasin, chrome heated towel rail and window to the front. This well laid out room also features a very useful built-in cloaks cupboard.

The living room overlooks the front garden with a newly fitted carpet. The space is open plan to the dining area but can be closed off if required with the addition of a pair of doors.

The spacious dining space features French doors opening directly onto the rear garden and lovely oak flooring which runs through to the kitchen area which is fitted with a contemporary range of sleek handleless base and eye level units with quartz worksurfaces and a one and a half bowl stainless steel sink unit with a window above overlooking the rear garden. Integrated appliances include a fridge, freezer, dishwasher, eye level oven and an induction hob with extractor hood over.

On the first floor a central landing has a window to the side, neutral fitted carpet and oak veneer doors leading off to three lovely bedrooms and a family bathroom.

The bathroom is fitted with a contemporary suite comprising low flush WC, pedestal washbasin, and a "P" shaped panelled bath with a shower over and fitted shower screen, extensive tiling and a window to the front.

Outside the property is set well back from the road behind a low maintenance front garden with a low boundary fence and gated access to the rear garden which is also designed for low maintenance. Beyond the garden is secure gated parking for two cars.

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.

Property construction: Standard

Parking: Off road parking

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains

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

Broadband type: Fibre - 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 C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/26082026

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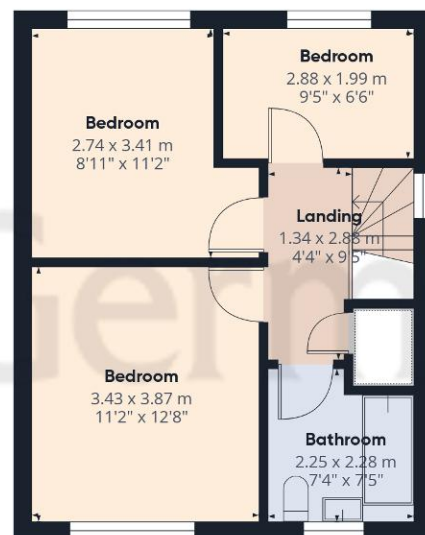


Ground Floor

Approximate total area⁽¹⁾

79.3 m²

853 ft²



Floor 1

(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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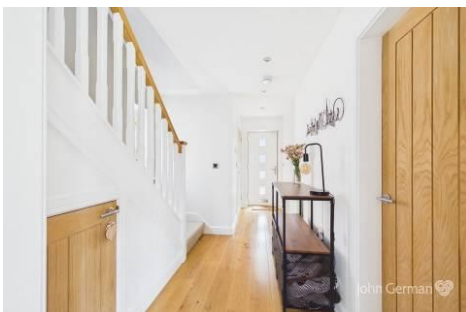
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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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