

12 Fowler Avenue, Spondon, Derby, DE21 7GR

Offers Around £285,000

Freehold



- Rarity on the Market
- Extended Accommodation
- Double Width Plot Offering Scope for Extension or New Dwelling (Subject to Planning Permission)
- Two Separate Driveways & Garage
- Pleasant Rear Garden
- Lounge, Extended Dining Room & Extended Kitchen
- Three First Floor Bedrooms & Bathroom
- Popular Residential Location
- Close to Excellent Amenities
- Viewing Highly Recommended





Summary

This is an impressive, three bedroom, extended, semi-detached residence occupying a double width plot, offering huge scope for an extension or potential building plot subject to any necessary planning consents.

The property is double glazed and gas central heated with porch, lounge with log burner, extended dining room/study, extended kitchen, three first floor bedrooms and a well-appointed bathroom.

The property features two lawned gardens to the front, two separate driveways, one of which leads to an attached double garage with electric door. To the rear is a spacious lawn with pathway and borders containing plants and shrubs.

F&C

The Location

This is a quiet residential road on the outskirts of Spondon. There is access to a good range of amenities on the high street as well as good schooling at primary and secondary levels. The property allows for easy access to the A52, Derby and Nottingham. Pride Park is also within easy reach as well as Elvaston castle Country Park which offers some very pleasant walks.

Accommodation

Ground Floor

Porch

7'2" x 1'10" (2.20 x 0.58)

A UPVC entrance door provides access to porch with further UPVC door to lounge.

Lounge

16'6" x 12'9" (5.05 x 3.91)

Having a central heating radiator, fireplace incorporating timber display mantel with cast iron log burner, staircase to first floor, double glazed window to front and twin bifold doors to study.



Study

10'8" x 8'9" (3.27 x 2.69)

With central heating radiator, decorative coving and open access to dining room.



Dining Room

9'10" x 8'8" (3.02 x 2.66)

Having a central heating radiator, decorative coating and double glazed French doors to garden.



Kitchen

21'2" x 7'2" (6.47 x 2.20)

Featuring an extensive range of granite effect worktops, tiled surrounds, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, appliance space suitable for freestanding gas range cooker, fridge freezer, dishwasher, washing machine, tumble dryer and wine fridge, central heating radiator, double glazed windows to side and rear and double glazed door to side lobby/porch.



Side Lobby/Porch

10'10" x 3'1" (3.31 x 0.96)

Providing access to both front and rear.

First Floor Landing

6'4" x 3'6" (1.94 x 1.08)

With window to side.

Bedroom One

10'10" x 9'10" (3.32 x 3.01)

Having a central heating radiator and double glazed window to front.



Bedroom Two

12'9" x 9'10" (3.90 x 3.01)

With central heating radiator and double glazed window to rear.



Bedroom Three

9'9" x 6'4" (2.98 x 1.95)

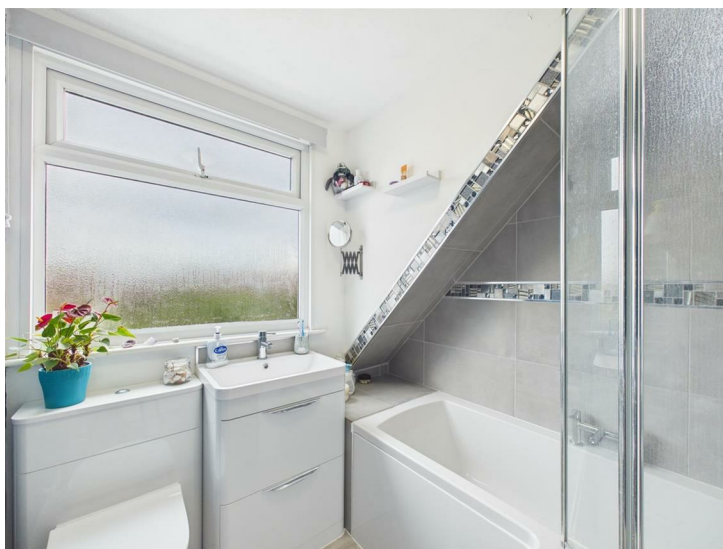
Having a central heating radiator and double glazed window to front.



Bathroom

7'1" x 6'3" (2.17 x 1.93)

Well-appointed with a white suite comprising low flush WC, vanity unit with wash handbasin and drawers beneath, panelled bath with shower over, central heating radiator and double glazed window to rear.

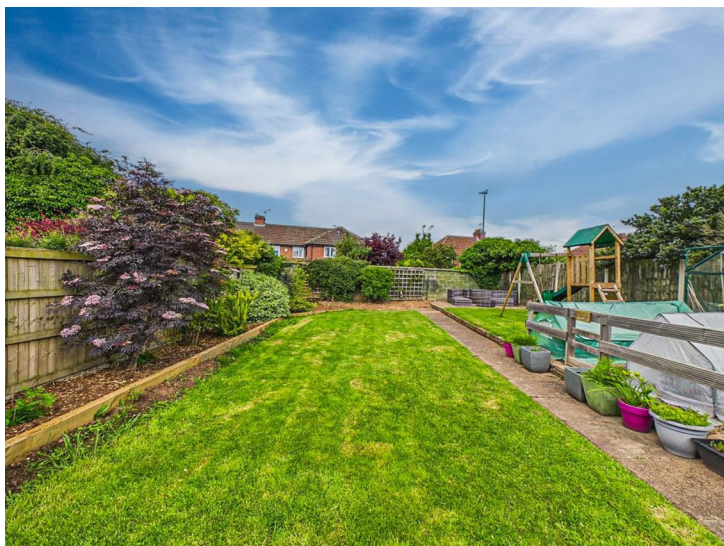


Outside

The property is set back from the road behind a lawn fore-garden featuring the first of two driveways leading to an attached double garage. There is a further raised driveway to the right of this.

The rear of the property features a very pleasant decked area immediately off the dining room and this leads to two separate lawn sections which are intersected by a pathway. The garden contains wood edged herbaceous borders containing plants and shrubs and offers a good degree of privacy. Rear access is provided to the garage.

We would also point out that's the property benefits from solar panels which are owned.



Double Garage

18'1" x 16'3" (5.53 x 4.97)

With power, lighting and electric door.





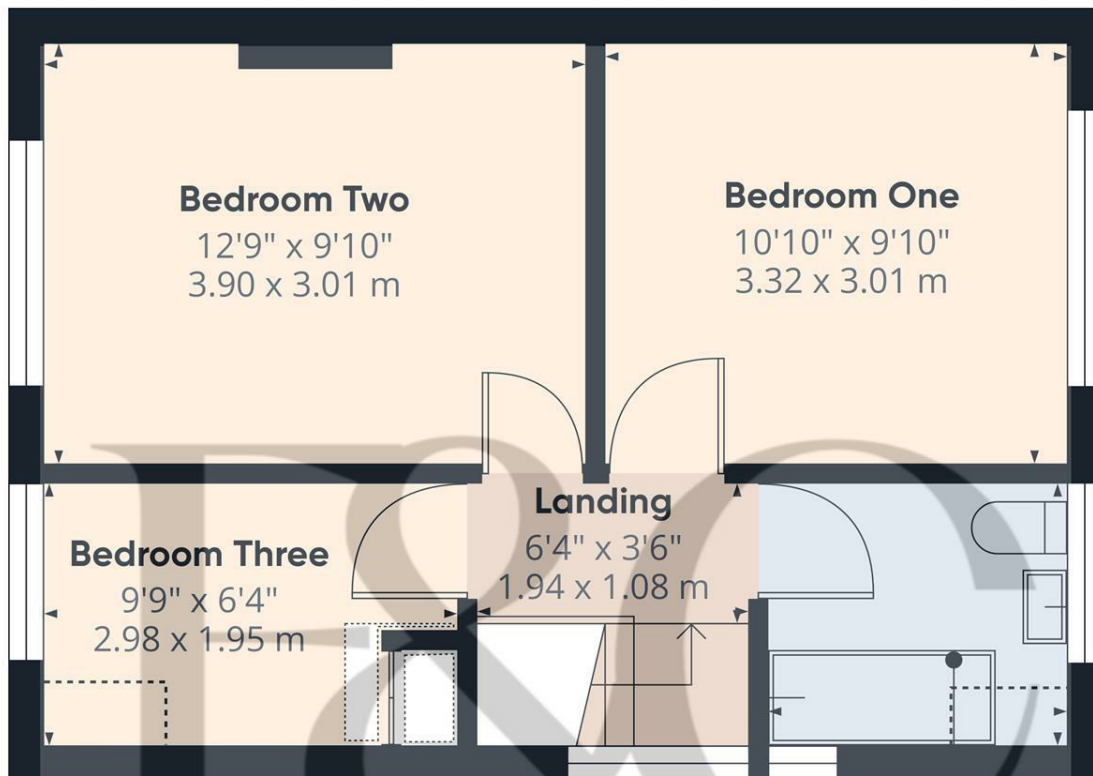
Floor 0

Approximate total area⁽¹⁾
896 ft²
83.3 m²

(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.

GIRAFFE360



Floor 1

Approximate total area⁽¹⁾
359 ft²
33.3 m²

Reduced headroom
7 ft²
0.7 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	90	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Duffield Office

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office

3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

12 Fowler Avenue
Spondon
Derby
DE21 7GR

Council Tax Band: B
Tenure: Freehold

