

Approximate total area\*  
279 sq ft  
25.1 m<sup>2</sup>

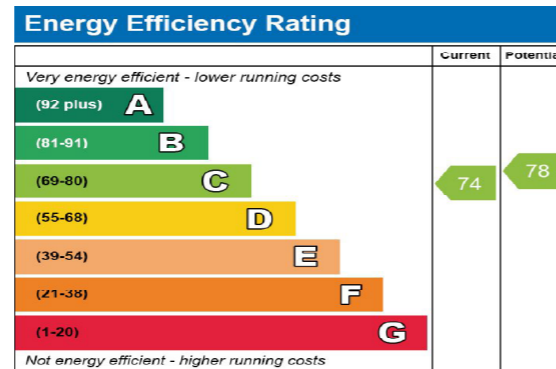
Reduced headroom:  
8 sq ft  
0.8 m<sup>2</sup>

Excluding business premises

Reduced headroom:  
Below 5.015 m

Calculations reference the BIC (PM) 2019 Standard Measurement, agreement and not to scale. This floor plan is subject to floor plan approval.

01332 281400



Approximate total area\*  
402 sq ft  
37.2 m<sup>2</sup>

Excluding business premises

Calculations reference the BIC (PM) 2019 Standard Measurement, agreement and not to scale. This floor plan is subject to floor plan approval.

01332 281400

### 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



## 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.

**W:** hannells.co.uk  
**E:** chaddesden@hannells.co.uk  
**T:** 01332 281400

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.

We recommend our preferred partner Removal Company for home removals. We receive a referral fee of £50 per completed transaction.

You are NOT obliged to use our preferred partner services.

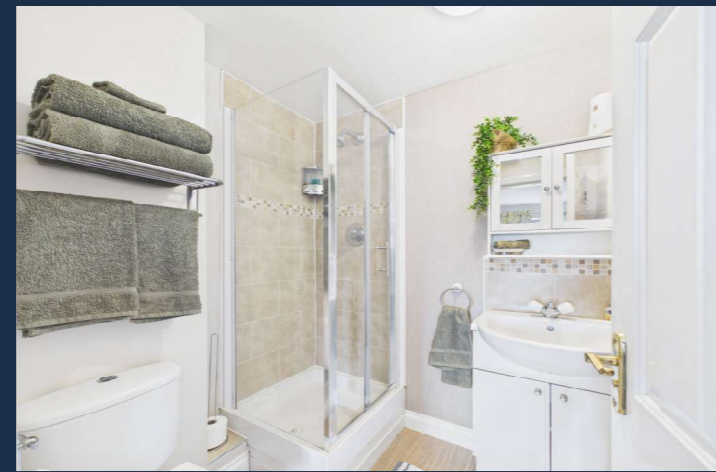
### Willowside Green, Spondon, DE21 7SP | Freehold

A particularly well-presented mid-town house offering spacious and versatile accommodation arranged over three floors. The property features a generous living room, a modern fitted dining kitchen, and four well-proportioned bedrooms, two of which benefit from en-suite bath/shower rooms. Externally, there is a south-facing rear garden and off-road parking with EV charging point.

- Particularly Well-Presented And Appointed Home
- Versatile And Spacious Accommodation Arranged Over Three Floors
- EPC Rating C, Standard Construction
- Council Tax Band D, Freehold



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification of information. The Property Misdescription Act 1991 – The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.



Freehold

A Moving Experience...



Full Description:

A particularly well-appointed and presented mid-town house offering spacious and versatile accommodation arranged over three floors. The property features a generous living room, a modern fitted dining kitchen, and four well-proportioned bedrooms, two of which benefit from en-suite bath/shower rooms. Externally, there is a south-facing rear garden and off-road parking with EV charging point. Early viewing is highly recommended to fully appreciate the accommodation on offer.

The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, shower room, utility room and two ground floor bedrooms.

To the first floor the landing provides access to a spacious living room and fitted dining kitchen.

To the second floor, a further landing provides access to two generous double bedrooms, one having an en-suite bathroom and one having an en-suite shower room.

Room Measurements & Details:

- Reception Hallway: (3'0" x 17'8") 0.91 x 5.38
- Shower Room: (2'9" x 9'0") 0.84 x 2.74
- Bedroom Three: (7'6" x 16'11") 2.29 x 5.16
- Bedroom Four: (8'7" x 8'5") 2.62 x 2.57
- Utility Room: (5'6" x 8'4") 1.68 x 2.54
- First Floor Landing: (3'0" x 6'7") 0.91 x 2.01
- Living Room: (14'6" x 14'2") 4.42 x 4.32
- Dining Kitchen: (14'5" x 8'5") 4.39 x 2.57
- Second Floor Landing: (3'3" x 4'6") 0.99 x 1.37
- Bedroom One: (14'7" x 12'1") 4.44 x 3.68
- En-Suite Bathroom: (5'10" x 6'6") 1.78 x 1.98
- Bedroom Two: (14'5" x 10'2") 4.39 x 3.10
- En-Suite Shower Room: (5'11" x 5'2") 1.80 x 1.57

Please Note: Within the meaning of the estate agency act 1979, the seller of this property is an associate of Hannells.

Outside: There is a driveway to the front elevation providing off road parking.

The rear garden is enclosed and enjoys a south facing aspect having a paved patio area with lawned area beyond, cold water tap, fenced boundaries and garden shed.