

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



## 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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**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

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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.

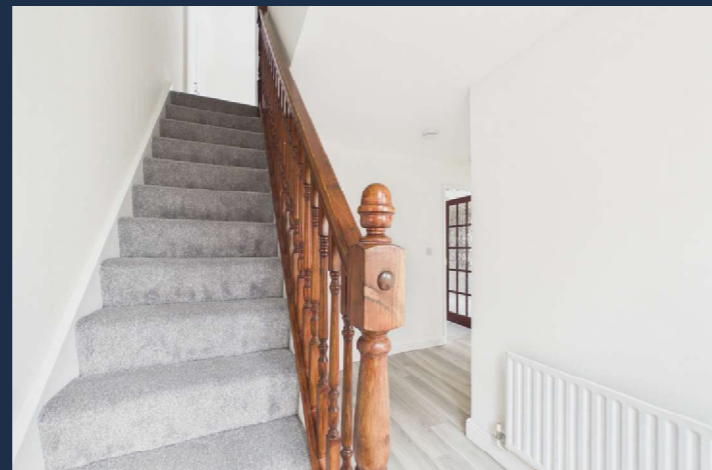
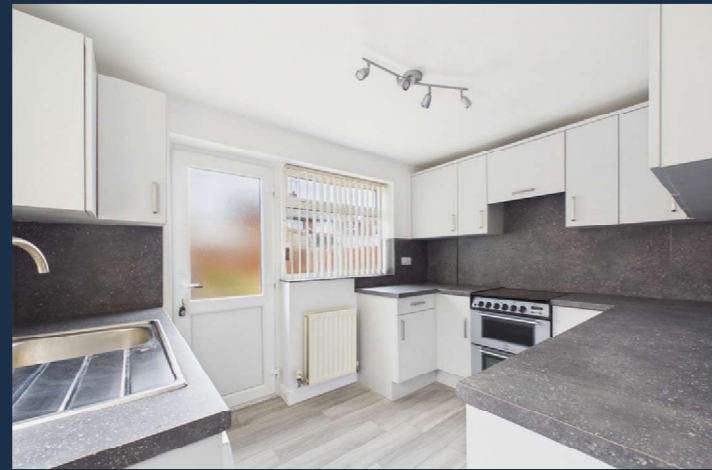
These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should 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.

### Stewart Close, Spondon, DE21 7EG | Freehold

A well-proportioned detached family home offering spacious living accommodation. Having undergone a comprehensive range of improvements, including a newly installed boiler with a five-year guarantee, redecoration throughout in a neutral décor, and a refitted kitchen. Currently configured as a three-bedroom home, the property offers the potential to be converted into a four-bedroom residence, if required.

- Spacious And Well-Presented Detached Home
- Potential To Convert To A Four Bedroomed Home, If Required
- No Upward Chain, Viewing Recommended
- EPC Rating D, Standard Construction
- Council Tax Band C, Freehold





**Full Description:**

The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises:- side reception hallway, spacious through living/dining room with feature fireplace, fitted kitchen, ground floor bedroom and shower room.

To the first floor there are two good size double bedrooms, one with walk-in storage/loft space.

Outside, there is a block paved frontage and driveway providing ample off road parking together with a brick built garage. There is also the benefit of a rear garden which is arranged for ease of maintenance being mostly paved.

**Room Measurements & Details:**

**Entrance Hallway:** (10'6" x 6'3") 3.20 x 1.90

**Living/Dining Room:** (11'10" x 29'10") 3.61 x 9.09

**Kitchen:** (10'8" x 8'1") 3.25 x 2.46

**Bedroom Three:** (10'7" x 8'4") 3.23 x 2.54

**Shower Room:** (5'4" x 5'8") 1.63 x 1.73

**First Floor Landing:** (3'1" x 2'7") 0.94 x 0.79

**Bedroom One:** (13'7" x 12'11") 4.14 x 3.94

**Bedroom Two:** (8'10" x 15'9") 2.69 x 4.80

**Loft Space:** (22'10" x 8'1") 6.96 x 2.46

**Outside:**

There is a block paved frontage providing ample off-road parking and to the side elevation leading to the rear garden and BRICK BUILT GARAGE with up and over door. The rear garden is arranged for ease of maintenance being mostly paved.

**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.
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