



36 Bridgeside Way, Spondon, Derby, DE21 7SH

£250,000



Offering impressive accommodation arranged over three floors is this smartly presented four bedroom end-townhouse enjoying a highly convenient position in this sought after location.



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Locally there are an excellent range of amenities and facilities including reputable schools and the noteworthy West Park secondary school. Ease of access can be sought to the A52 easily connecting the cities of Derby and Nottingham.

The spacious accommodation arranged over three floors incorporates both gas central heating and UPVC double glazing and briefly comprises, spacious and welcome entrance hallway with stairs to first floor, store cupboard and recess, cloakroom WC, integral access into the garage and a spacious dining kitchen with French doors to the garden. The first floor offers a spacious landing with stairs to the second floor, large living room with twin front facing windows, generous double bedroom two, on the second floor is the principal bedroom with fitted wardrobes and en-suite, bedrooms three and four, finally a smartly presented main bathroom.

Externally there is a front double-width driveway leading to the integral garage. Gated side access leads to enclosed rear garden with patio, lawn and planted borders.

An ideal family home.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

17'4" x 5'9" (5.28m x 1.75m)

A spacious and welcoming hallway with storage cupboard and recess, stairs lead to the first floor, cloaks cupboard, integral access into the garage, attractive wooden flooring, radiator.

CLOAKROOM WC

5'10" x 2'9" (1.78m x 0.84m)

With low level WC and wash basin, radiator.

DINING KITCHEN

14'5" x 13'8" (4.39m x 4.17m)

A large dining kitchen with ample space for a central dining table and chairs or for the installation of an island. The kitchen is appointed with a plentiful range of fitted wall and base units with matching cupboard and drawer fronts, laminate work surfaces and tiled walls, stainless steel sink and drainer, electric oven, gas hob and extractor fan, space for all other appliances, radiator, French doors with matching picture windows allow for plentiful of natural light and lead to a paved patio.

FIRST FLOOR

LANDING

7'11" x 6'6" (2.41m x 1.98m)

A spacious landing originally built with storage cupboards now offering a pleasant study space with fitted bookcases and display cabinets, access to second floor, access into living room and bedroom two.

LIVING ROOM

14'6" x 13'9" (4.42m x 4.19m)

A spacious room with twin front facing UPVC double glazed windows, media connections, wooden flooring, ample space for comfortable furniture, radiator.

BEDROOM TWO

14'10" x 8'7" (4.52m x 2.62m)

A large bedroom currently being used as a home office, laminate flooring, twin rear facing UPVC double glazed windows, radiator.

SECOND FLOOR

LANDING

10'9" x 5'5" (3.28m x 1.65m)

BEDROOM ONE

12' x 10'10" (3.66m x 3.30m)

A spacious principal bedroom with fitted wardrobes, twin front facing UPVC double glazed windows, radiator and access into:

EN-SUITE

5'5" x 5'2" (1.65m x 1.57m)

Smartly appointed with a corner shower with mains chrome shower and sliding screen door, wash basin and WC, attractively tiled, extractor fan, radiator.

BEDROOM THREE

8'9" x 7'4" (2.67m x 2.24m)

A perfect child's bedroom with a rear facing UPVC double glazed window, wardrobe recess, radiator.



BEDROOM FOUR

7'5" x 7'1" (2.26m x 2.16m)

A further perfect child's bedroom, nursery or study also with a rear facing UPVC double glazed window, radiator.

BATHROOM

8'1" x 5'2" (2.46m x 1.57m)

Attractively tiled, appointed with a white three piece suite comprising a panelled bath with mains chrome shower over, wash basin and WC, extractor fan, towel radiator.

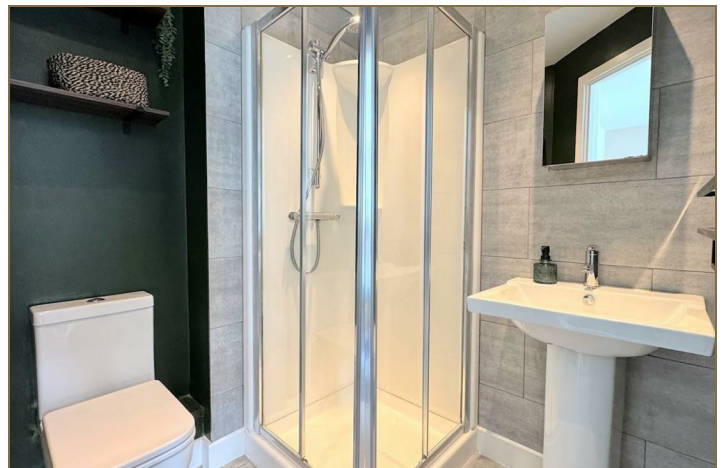
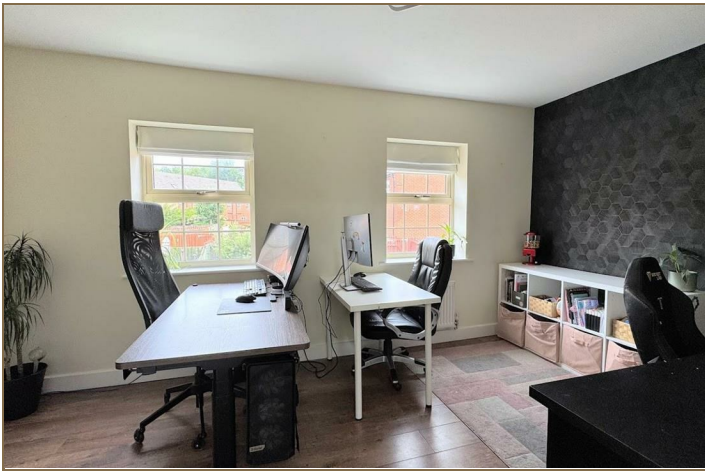
OUTSIDE

Externally there is a front double-width driveway leading to the integral garage. Gated side access leads to enclosed rear garden with patio, lawn and planted borders.

GARAGE

16'11" x 8'2" (5.16m x 2.49m)

With main up and over door, power, light and integral door.





Road Map



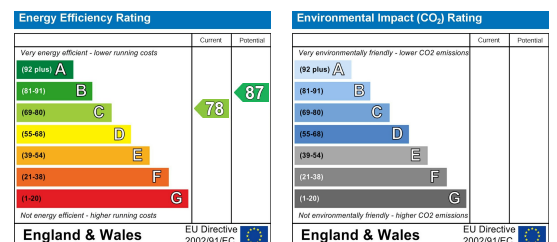
Floor Plan



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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