



Three-bedroom Town House located in Spondon.

Asking Price Of
£265,000

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16 Windmill Meadow Spondon Derby DE21 7SZ



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1,340
sq ft

Occupying an attractive position, overlooking the Green, within a quiet cul-de-sac, this well-maintained three-bedroom town house offers spacious and versatile accommodation arranged over three floors and benefits from a driveway, integral garage and an enclosed private rear garden.

The accommodation is entered via a welcoming entrance hallway, which provides internal access to the integral garage. To the rear of the ground floor is a flexible study/reception room, ideal for home working, hobbies or occasional guest accommodation, together with a useful utility room having direct access to the rear garden.

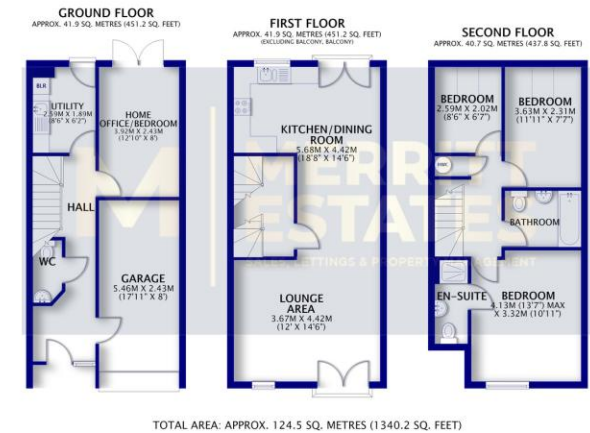
Stairs rise to the first floor, where a bright and spacious living area forms the heart of the home. The generously proportioned lounge enjoys a Juliette balcony to the front elevation, allowing an abundance of natural light to flood the room, whilst the adjoining dining area flows seamlessly into a well-appointed kitchen fitted with a range of wall and base units, a Neff slide and hide oven with warming drawer underneath, and ample work surface space, making it ideal for both everyday living and entertaining.

The second floor accommodates three well-proportioned bedrooms, the master benefitting from an en-suite shower room, and a family bathroom with a modern suite incorporating a shower, services the remaining two bedrooms.

Ideally situated for local amenities and enjoying excellent access to the A52 and surrounding road networks, the property provides an ideal opportunity for families, professional couples and those seeking adaptable living space in a convenient location, in walking distance to local shops and schools for all age groups.

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FLOORPLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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