

Church Mews, Spondon, Derby. DE21 7NQ

£215,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present the spacious three bedroom mews house located in the very popular village of Spondon. The property briefly comprises :- entrance hall, downstairs WC, open plan lounge/dining room and kitchen. To the first floor a spacious landing leads to 2 double bedrooms, single bedroom and well appointed family bathroom suite. Outside the property offers a private fully enclosed low maintenance rear garden ideal for outdoor entertaining, with steps leading to a parking area and garage. We recommend the property would ideally suit those looking to take their first steps onto the property ladder, small families and people looking to downsize

## FEATURES

- Well Presented Mews House
- 3 Bedrooms
- Spacious L-Shaped Lounge/Diner
- Cloakroom/WC
- Driveway & Garage
- Close To All Amenities
- Ideal Downsize or First Time Buy
- COUNCIL TAX BAND B



## ROOM DESCRIPTIONS

### Entrance Hallway

Accessed via a composite door from the front elevation into a spacious entrance hall with wood floor covering, wall mounted radiator and staircase to 1st floor landing.

### WC

Double glazed window to front elevation, low level WC, corner mounted wash hand basin with tiled splashback, wood floor covering, wall mounted radiator and useful floor to ceiling linen storage cupboard.

### L-Shaped Lounge/Diner

Dining area - with the continuation of the wood floor covering from the entrance hallway, useful under stairs storage or study alcove, door leading to kitchen, wall mounted radiator, decorative coving to ceiling, and double glazed window to the front elevation.

Lounge area - with a continuation of the wood floor covering from the dining area, wall mounted radiator, TV point and decorative coving large double glazed window to the rear elevation.

### Kitchen

Mainly comprising of a range of wall and base mounted 'Shaker' kitchen units with solid worksurface incorporating a one and a half bowl stainless steel sink drainer unit with mixer taps and complimentary splashback tiling. Integrated dishwasher, space for fridge/freezer, undercounter space and plumbing for washing machine and tumble dryer. Integrated electric oven, four ring gas hob with stainless steel extractor canopy over. Under cupboard lighting, space for microwave, spotlighting to ceiling, wall mounted radiator, vinyl floor covering and double glazed door and window to the rear elevation.

### First Floor

#### Landing

Accessed via the entrance hallway is this light and airy landing with painted floorboards and internal doors accessing all bedrooms and bathroom. Useful storage cupboard and ceiling mounted loft access point..

#### Bedroom 1

Double glazed window to the rear elevation, decorative coving to ceiling, wall mounted radiator, TV point and space for wardrobes.

#### Bedroom 2

With double glazed window to the front elevation, wall mounted radiator, exposed floorboards, useful study alcove and space for bedroom furniture.

#### Bedroom 3

With double glazed window to side elevation, exposed floorboards, wall mounted radiator and decorative coving

#### Bathroom

Comprising of a three-piece white suite to include WC, pedestal wash hand basin and panelled bath with wall mounted electric shower and attachment over. Full tiling to walls, double glazed obscured window, tiled floor covering and wall mounted radiator.

#### Outside

To front elevation is a small area of garden with range of inset planting.

The low maintenance rear garden has been paved with timber fencing and wall boundaries and makes an ideal outside entertaining space. Gated access via steps leads to an area of parking and garage.

#### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





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# FLOORPLAN

