

Dove Meadow, Spondon, Derby. DE21 7TZ

£250,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Delightful three bedroom home located on the popular Pheasant Fields development in Spondon. Enjoying an inviting lounge with bay window, dining kitchen with modern units and French doors overlooking the rear garden.

The ground floor is completed with a guest cloakroom off the entrance. To the first floor there is a principal bedroom with fitted furniture and en-suite shower room. Two further bedrooms and bathroom with white three-piece suite. Block-paved driveway to fore and enclosed rear garden. Spondon is a fantastic location with reputable schools, an excellent range of amenities, Bluebells Farm and the beautiful Locko Park. An early viewing of this lovely home is highly recommended.

FEATURES

- Lovely home positioned on a small development
- Lounge with bay window & wood effect flooring
- Dining kitchen with modern units and an outlook over the rear garden
- Guest cloakroom
- Principal bedroom with en-suite shower room
- Two further bedrooms & family bathroom
- Tastefully decorated throughout
- Driveway & enclosed rear garden
- Reputable schools and excellent amenities
- Must be viewed!



ROOM DESCRIPTIONS

Ground Floor

Accommodation

The property is approached via an exterior door with outside coach light into:

Entrance

1.27m x 1.54m (4' 2" x 5' 1") with ceiling light point, central heating radiator, tiled flooring and door into:

Guest Cloakroom

0.93m x 1.83m (3' 1" x 6' 0") appointed with a two-piece suite comprising of a pedestal wash hand basin and WC. Ceramic splashback tiling, floor tiling, ceiling light point and central heating radiator.

Living Room

3.74m x 5.27m (12' 3" x 17' 3") with ceiling light point, central heating radiators, wood effect flooring, double glazed bay window to front elevation and stairs leading to first floor.

Dining Kitchen

2.93m x 4.78m (9' 7" x 15' 8") fitted with a matching range of gloss fronted eye and base level units with wood effect worktops over incorporating a sink unit and four-ring electric hob with extractor over. Built-in electric oven and space for washing machine and fridge/freezer. Ceiling light point, concealed wall mounted boiler, tiled flooring and double glazed window to rear elevation. The tiled flooring continues into the dining area with ceiling light point, central heating radiator and double glazed French doors overlooking the rear garden.

First floor

Landing

0.98m x 2.74m (3' 3" x 9' 0") with ceiling light point, loft hatch providing access to roof space and storage cupboard.

Bedroom One

2.90m x 3.16m (9' 6" x 10' 4") with ceiling light point, central heating radiator, fitted bedroom furniture including wardrobe and bedside cabinets. Double glazed window to front elevation and door into:

En-suite Shower Room

1.49m x 2.54m (4' 11" x 8' 4") appointed with a white three-piece suite comprising of a shower cubicle, pedestal wash hand basin and WC. Complementary ceramic splashback tiling, tiled flooring, mirror insert, ceiling light point, central heating radiator and obscure double glazed window to side elevation.

Bedroom Two

2.60m x 3.17m (8' 6" x 10' 5") with ceiling light point, central heating radiator and double glazed window to rear elevation.

Bedroom Three

2.03m x 2.04m (6' 8" x 6' 8") with ceiling light point, central heating radiator and double glazed window to rear elevation.

Bathroom

2.00m x 2.58m (6' 7" x 8' 6") appointed with a white three-piece suite comprising of an encased panelled bath, pedestal wash hand basin and WC. Ceramic splashback tiling, floor tiling, ceiling light point and central heating radiator.

Outside

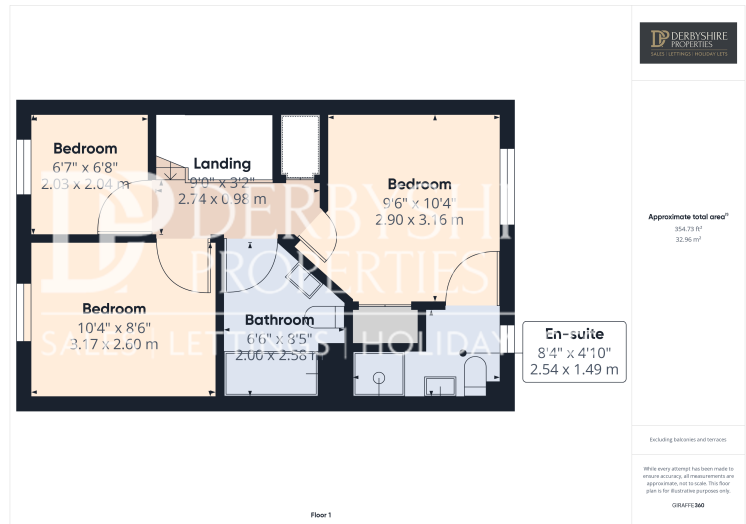
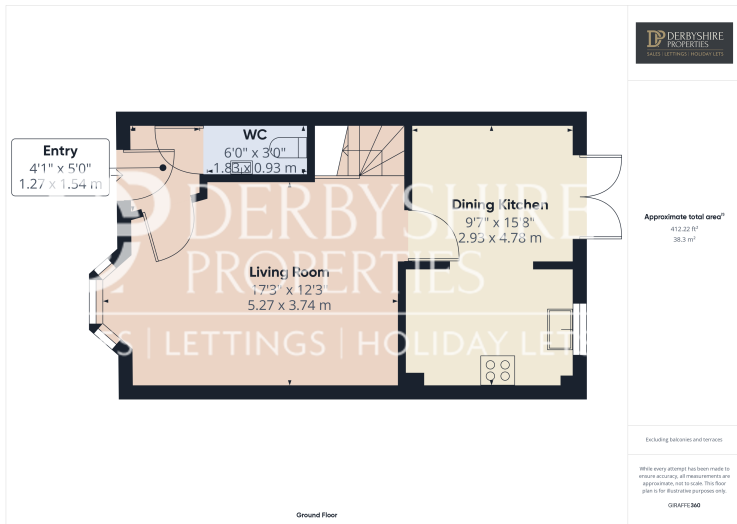
To the front of the property is a block-paved driveway providing off-road parking and side access gate leading onto the rear garden. The rear garden is fully enclosed with paved patio area, lawn with borders and decked section at the end of the garden.

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.



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		95
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	