

Sandringham Drive, Spondon, Derby. DE21 7QP

£350,000 Freehold

REDUCED



**DERBYSHIRE**  
PROPERTIES  
- SALES & LETTINGS -

**DERBYSHIRE**  
PROPERTIES  
SALES • LETTINGS • HOLIDAY HOMES

## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer for sale this beautifully renovated and extended period detached family home, located in a popular and well-established residential area. Conveniently situated just 2 miles from Derby city centre, the property also benefits from excellent road links to both Derby and Nottingham via the A52 corridor—making it ideal for commuters and families alike.

The accommodation is spacious and thoughtfully designed throughout, and briefly comprises: welcoming entrance hall, cosy living room, and a stunning open-plan kitchen/dining/living area within a large rear extension—perfect for modern family life and entertaining. A separate utility room and a contemporary downstairs shower room/WC complete the ground floor.

To the first floor, a light and airy landing gives access to two well-proportioned double bedrooms, a single bedroom, and a stylish modern family bathroom.

Externally, the property offers a generous driveway to the front providing ample off-road parking for multiple vehicles, while the private, landscaped rear garden offers an ideal space for outdoor dining, play, and relaxation.

This impressive home is expected to attract strong interest—particularly from families—so early internal viewing is highly recommended to avoid disappointment.

## FEATURES

- Extended Detached Family Home
- 3 Bedrooms & 2 Bathrooms
- Superb Open Plan Dining Kitchen & Living Area (Extension)
- Utility & Down Stairs Shower Room
- Low Maintenance Family Garden
- Off Street Parking
- Popular Residential Location
- Useful Road Links
- View Absolutely Essential!
- Council Tax Band C



## ROOM DESCRIPTIONS

### Location

Situated in the desirable suburb of Spondon, Sandringham Drive offers a great blend of convenience and community. The area benefits from a wide range of local amenities including shops, supermarkets, healthcare facilities, and well-regarded schools—making it an excellent choice for families and professionals alike.

Spondon enjoys excellent transport links, with easy access to the A52, A38, and M1, as well as regular bus services into Derby city centre. For outdoor leisure, Chaddesden Park and Elvaston Castle Country Park are both just a short drive away, offering beautiful green spaces for walking, cycling, and relaxation.

This location provides the perfect balance of suburban living with easy access to urban conveniences.

### Ground Floor

## Hallway

Entered via composite door with adjoining side panel windows from the front elevation. This light and airy hallway has a wood floor covering, staircase to first floor landing with under stairs storage cupboard, internal door providing access into the main living room, wall mounted radiator and meter storage cupboard.

## Living Room

4.53m x 3.07m (14' 10" x 10' 1")  
With double glazed window to the front elevation, wall mounted radiator, TV point. The focal point of the room is a chimney housing an gas fire with exposed timber lintel and stone hearth.

## Open Plan Living Kitchen Diner

7.29m x 5.10m (23' 11" x 16' 9")  
Kitchen Area -

This beautifully appointed kitchen features a stylish range of wall and base-mounted Shaker-style units, complemented by solid wood work surfaces and a one-and-a-half bowl sink with a feature hot water tap. Integrated appliances include a large gas range cooker with extractor canopy above and a built-in dishwasher. There is ample space and plumbing for an American-style fridge/freezer. The room is finished with spotlights to the ceiling, elegant wall-mounted shelving, and a quality wood floor covering with under floor heating. A standout feature is the superb central island, offering additional storage, seating space, and a seamless division between the kitchen and living areas—perfect for both everyday living and entertaining.

**Dining / Living Area**  
Flooded with natural light, this impressive open-plan living and dining space is both stylish and functional. A striking lantern roof window enhances the sense of space, while bi-fold doors to the rear elevation provide a seamless connection to the garden. Additional features include ceiling spotlights, a TV point, decorative coving, a modern vertical radiator, and matching wood flooring throughout.

### Utility Room

4.12m x 1.35m (13' 6" x 4' 5")

A practical and well-designed space featuring a double glazed window to the front elevation and vinyl flooring. The room includes base-mounted storage cupboards with a roll-top work surface incorporating a circular stainless steel sink. There is undercounter space and plumbing for both a washing machine and tumble dryer, as well as a useful floor-to-ceiling larder cupboard providing excellent additional storage. Finished with a wall-mounted radiator and ceiling spotlights.

### Shower Room

2.68m x 1.49m (8' 10" x 4' 11")  
Comprising of a three-piece modern suite to include WC, pedestal wash hand basin and large shower enclosure with wall mounted electric shower and attachment over. Part tiling to walls, spotlights and extractor fan to ceiling, skylight, vinyl floor covering and wall-mounted radiator.

### First Floor

## Landing

Accessed via the main entrance hallway with double-glazed window to the side elevation, internal doors accessing all bedrooms and bathroom.

### Bedroom One

4.07m x 3.26m (13' 4" x 10' 8")  
With double glazed bay window to the front elevation, wall mounted radiator and fitted wardrobes.

### Bedroom Two

3.26m x 3.14m (10' 8" x 10' 4")  
With double glazed window to the rear elevation, wall mounted radiator and space for bedroom furniture.

### Bedroom Three

2.44m x 1.82m (8' 0" x 6' 0")  
With double glazed window to the front elevation and wall-mounted vertical radiator.

### Family Bathroom

Fitted with a modern three-piece suite comprising a WC, pedestal wash hand basin, and a panelled bath with centrally mounted taps and a mains-fed shower over. A complementary glass shower screen adds a sleek touch, while fully tiled walls and flooring provide a clean, contemporary finish. Additional features include a wall-mounted chrome heated towel rail, extractor fan, spot lighting, and a double glazed obscured window for privacy and natural light.

External

## Outside

To the front, a tarmac driveway edged with block paving offers ample parking space for numerous vehicles. The rear garden has been thoughtfully landscaped for low maintenance and is ideal for outdoor entertaining, featuring a combination of paved and decking terraces. There is a small, neat lawn area, and a modern outbuilding equipped with lighting and power. The garden is fully enclosed by timber fencing, with added outside lighting and a convenient water tap.

### Garden Room

2.63m x 2.4m (8' 8" x 7' 10")  
Providing a useful space to either work from home or to sit and enjoy 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

