

Dale Road, Spondon, Derby. DE21 7DN

£380,000 Freehold

FOR SALE



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PROPERTIES
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PROPERTY DESCRIPTION

STUNNING three bedroom family home situated in an enviable location in Spondon. Presented to a high standard throughout and extended to the rear to create a SUPERB family dining kitchen with bi-folding doors overlooking the rear garden. Inviting living room with bay window and ornamental fireplace. A spacious entrance hall & guest cloakroom completes the ground floor. To the first floor there are three bedrooms and a stylish bathroom. Driveway providing off-road parking, garage and low-maintenance rear garden. Positioned across the road from the lovely Dale Road Park and within easy access of countryside walks. Reputable schools, excellent travel links and a range of local amenities. This is a delightful family home and must be viewed to be truly appreciated.

FEATURES

- Superb family dining kitchen with stylish kitchen units
- Inviting living room with large bay window
- Spacious entrance hall & guest cloakroom
- Three bedrooms; all tastefully decorated
- Modern bathroom with quality tiling
- Across the road from Dale Road Park
- Ample driveway, garage and generous rear garden
- Beautifully presented throughout
- Reputable schools and excellent amenities
- Much sought after location



ROOM DESCRIPTIONS

Ground Floor

Accommodation

The property is approached via composite door with complementary side panel into:

Entrance Hall

3.81m x 1.90m (12' 6" x 6' 3") with ceiling light point, alarm control panel, smoke detector, built-in storage with sliding doors, stylish floor tiling with under floor heating, stairs leading to the first floor and door into:

Guest Cloakroom

1.41m x 0.78m (4' 8" x 2' 7") appointed with a white two-piece suite comprising of vanity wash hand basin with storage beneath and WC. Ceiling light point, tiled floor with under floor heating, extractor fan and obscure double glazed window to side elevation.

Living Room

3.91m x 3.68m (12' 10" x 12' 1") With ceiling light point, central heating radiator, television point, telephone point, wood effect laminate flooring, ornamental fireplace and double glazed bay window to front elevation.

Family Dining Kitchen

6.99m x 4.53m (22' 11" x 14' 10") Appointed with a matching range of grey eye and base level units with worktops over incorporating a sink unit and induction hob with extractor unit over. Along one side of the kitchen are full height units providing ample storage, integrated fridge/freezer and built-in microwave and electric oven. Ceramic splashback tiling and under cabinet lighting. Integrated dishwasher and washing machine. Breakfast bar with dropped pendant lighting. Ample space for a dining table & chairs. The remainder of this lovely room has been designed to incorporate seating area with velux windows, double glazed window to rear elevation and double glazed bi-folding doors overlooking the rear garden. The entire room has floor tiling continuing from the entrance hall with under floor heating and recessed spotlights to ceiling.

First floor

Landing

2.69m x 2.26m (8' 10" x 7' 5") with ceiling light point, double glazed window to side elevation and storage cupboard housing the combination boiler. Loft hatch providing access to roof space.

Bedroom One

4.20m x 3.17m (13' 9" x 10' 5") With ceiling light point, central heating radiator and double glazed bay window to front elevation.

Bedroom Two

3.52m x 3.34m (11' 7" x 10' 11") with ceiling light point, central heating radiator and double glazed windows to rear elevation.

Bedroom Three

2.74m x 2.46m (9' 0" x 8' 1") Recessed spotlights to ceiling, central heating radiator, wood effect laminate flooring and double glazed window to front elevation.

Bathroom

2.28m x 1.70m (7' 6" x 5' 7") appointed with a white three-piece suite comprising of a shower bath with mains shower over and glass shower screen. Pedestal wash hand basin and WC. Quality floor & wall tiling. Recessed spotlights to ceiling, heated towel rail, extractor fan and obscure double glazed window to rear elevation.

Outside

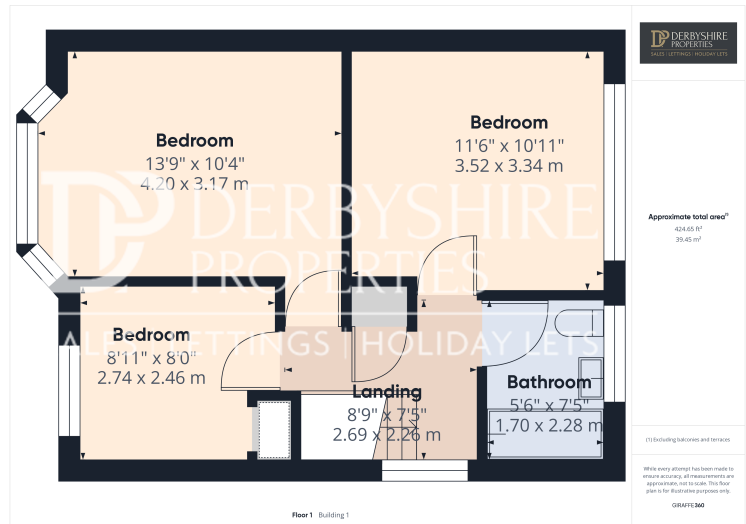
To the front of the property there is a block paved driveway providing off-road parking leading to full-height double gates and onto further parking at the side of the property. Beyond the driveway is a detached garage (16'4" x 8'3") with double doors, being served by power and lighting. The fully enclosed rear garden commences with a paved patio area ideal for entertaining. Artificial lawn, further patio area at the end of the garden. Raised section with gravel, outdoor lighting, outside power points and outside tap.

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

Current: 65
Potential: 83