

Arundel Drive, Spondon, Derby. DE21 7QX

£270,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

Attractive three-bedroom semi-detached home having been extended to the rear elevation to provide a spacious re-fitted kitchen with feature island and bi-folding doors leading onto the rear garden. Living Room with bay window enjoying an outlook to the fore. To the first floor there are three bedrooms; two are double in size and re-fitted modern bathroom. Gas centrally heated and double glazed. Gardens arranged to all three elevations with off-road parking to the rear of the property. Spondon is a wonderful location with reputable schools, excellent transport links and a good range of amenities. The property is within easy access of lovely countryside walks across to Ockbrook. Viewing highly recommended.

FEATURES

- Corner plot position
- Extended to the rear to provide a spacious kitchen
- Living Room with large bay window
- Three bedrooms; two being double in size
- Re-fitted modern bathroom with white suite
- Off-road parking to the rear
- Reputable schools and excellent amenities
- Within easy access of Countryside Walks
- Popular Residential Location
- Viewing highly recommended



ROOM DESCRIPTIONS

Ground floor

Accommodation

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

Entrance Hall

3.23m x 1.81m (10' 7" x 5' 11") with ceiling light point, central heating radiator, wood effect waterproof laminate flooring and stairs leading to first floor. NB: The flooring continues through the entire ground floor.

Living Room

7.24m x 3.18m (23' 9" x 10' 5") Enjoying a large bay window, ceiling light point, central heating radiator and wood effect flooring. Open-plan into:

Extended Re-fitted Kitchen

Kitchen Area 2.51m x 2.38m (8' 3" x 7' 10") & Kitchen/Living Area - 3.73m x 2.92m (12' 3" x 9' 7") appointed with a matching range of stylish units with contrasting worktops over. Island incorporating a 1 & 1/2 bowl sink unit and Induction hob with extractor. Instant hot water tap. Built-in eye level oven, microwave/oven, integrated fridge/freezer & integrated washing machine. Larder unit. Ceiling light points, wood effect laminate flooring, double glazed French doors to side elevation and bi-folding doors leading out onto the rear garden. Access to useful storage area with boiler.

First floor

Landing

2.22m x 1.85m (7' 3" x 6' 1") with ceiling light point and double glazed window to side elevation.

Bedroom One

3.90m x 3.23m (12' 10" x 10' 7") with ceiling light point, central heating radiator and double glazed bay window to front elevation.

Bedroom Two

3.17m x 3.06m (10' 5" x 10' 0") with ceiling light point, central heating radiator, fitted bedroom furniture and double glazed window to rear elevation.

Bedroom Three

2.47m x 1.81m (8' 1" x 5' 11") with ceiling light point, central heating radiator, loft hatch providing access to roof space and double glazed window to front elevation.

Re-fitted Bathroom

1.85m x 1.70m (6' 1" x 5' 7") appointed with a modern white three-piece suite comprising of an encased panelled bath with shower over and glass shower screen. Vanity wash hand basin with storage beneath and WC. Complementary ceramic splashback tiling, heated towel rail, ceiling light point and obscure double glazed window to rear elevation.

Outside

Access gate leading onto the front garden with a variety of shrubs and bedding plants. Further access gate leading to the side and rear gardens. The side garden is mainly laid to lawn with a stocked border. The rear garden encompasses a driveway providing off-road parking and decked seating area.

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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