



## 15 Towpath Way, Spondon, Derby, DE21 7SL

**£277,500**



A highly impressive and genuinely deceptively spacious four bedroom, two en-suite, three storey townhouse also featuring a superb kitchen with island, first floor lounge, pleasant low maintenance gardens, sub-divided garage with gym/office and tandem length driveway.



# 15 Towpath Way, Spondon, Derby, DE21 7SL

£277,500



This beautifully presented property offers both UPVC double glazing and gas central heating briefly comprising, large entrance hallway with a cloaks cupboard, dining room, large dining kitchen with island and French doors, to the first floor is the spacious lounge and en-suite bedroom one, to the second floor is en-suite bedroom two with fitted wardrobes, two further single bedrooms and bathroom.

Externally there is a recessed storm porch to the front, a low maintenance garden to the rear with superb patio leading off from the kitchen. A detached garage is sub-divided into a gym/office accessed from French doors and storage area with traditional up and over door, in front of the garage is a tandem length driveway.

The property enjoys a highly convenient position on a small modern development with ease of access into Spondon's impressive local amenities and facilities including schooling, supermarket, café and popular public houses. Ease of access can also be sought to Pride Park, the city centre and A52 connecting to Nottingham.

A highly impressive home with excellent floorspace.

## ACCOMMODATION

### GROUND FLOOR

Entering the property beneath a recessed storm porch with store area into:

### ENTRANCE HALLWAY

A very welcoming and spacious hallway having a built-in double width cloaks cupboard, space for furniture, stairs lead to the first floor with a storage area beneath, laminate flooring throughout, central heating radiator.

### CLOAKROOM WC

Low level WC and pedestal wash hand basin, laminate flooring, extractor fan, radiator.

### DINING ROOM

13'10" x 8'8" (4.22m x 2.64m)

With open plan access from the hall (double doors could be re-installed) providing ample space for formal dining, tall UPVC double glazed front facing window, radiator.

### DINING KITCHEN

14'7" x 13'10" (4.45m x 4.22m)

A really impressive large kitchen space featuring a n extensive range o f fitted cupboards with white drawers and doors, replacement granite effect work surfaces and

superb matching island/breakfast bar, stainless steel sink and drainer, tiled walls, electric oven, gas hob and extractor fan, integrated dishwasher and washing machine with space for an upright fridge freezer, laminate flooring, radiator and UPVC double glazed French doors with adjoining picture windows lead to the rear garden.

## FIRST FLOOR

### LANDING

With access into the lounge and bedroom one, stairs continue to the first floor, radiator.

### LOUNGE

14'6" x 13'10" (4.42m x 4.22m)

A spacious room enjoying an elevated front aspect, twin UPVC double glazed windows, laminate flooring, electric fire, media connections, two radiators.

### BEDROOM TWO

14'7" x 8'8" (4.45m x 2.64m)

A spacious and comfortable double bedroom with twin rear facing UPVC double glazed windows, two radiators and access into:

### EN-SUITE

9'3" x 4'1" (2.82m x 1.24m)

Neutrally appointed with a three piece suite comprising a shower cubicle with glazed screen door, mains chrome shower, pedestal wash hand basin and low level WC, vinyl flooring, extractor fan, radiator.

## SECOND FLOOR

### LANDING

With loft access, built-in cupboard with hot water cylinder and boiler, radiator.

### BEDROOM ONE

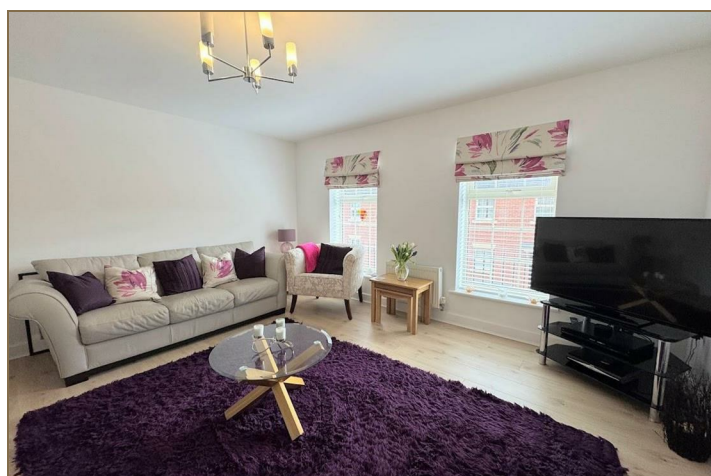
14'6" x 11'1" (4.42m x 3.38m)

A second spacious and comfortable double bedroom with fitted wardrobes having sliding mirrored doors, twin front facing UPVC double glazed windows, two radiators and access into:

### EN-SUITE

5'11" x 5'8" (1.80m x 1.73m)

A second neutrally appointed en-suite with a three piece suite comprising a shower cubicle



with glazed screen door, mains chrome shower, pedestal wash hand basin and low level WC, vinyl flooring, extractor fan, radiator.

### **BEDROOM THREE**

8'10" x 7'1" (2.69m x 2.16m)

A comfortable single bedroom having a rear facing UPVC double glazed window, radiator.

### **BEDROOM FOUR**

7'5" x 7'1" (2.26m x 2.16m)

A further comfortable single bedroom/home office also with a rear facing UPVC double glazed window, radiator.

### **MAIN BATHROOM**

7'10" x 5'3" (2.39m x 1.60m)

Appointed with a white three piece suite comprising a deep bath with handheld shower attachment and tiled surrounding walls, pedestal wash hand basin and low level WC, vinyl flooring, extractor fan, radiator.

### **OUTSIDE**

Externally there is a recessed storm porch to the front, a low maintenance garden to the rear with superb patio leading off from the kitchen. A detached garage is sub-divided into a gym/office accessed from French doors and storage area with traditional up and over door, in front of the garage is a tandem length driveway.

### **OFFICE/GYM**

9'6" x 8'8" (2.90m x 2.64m)

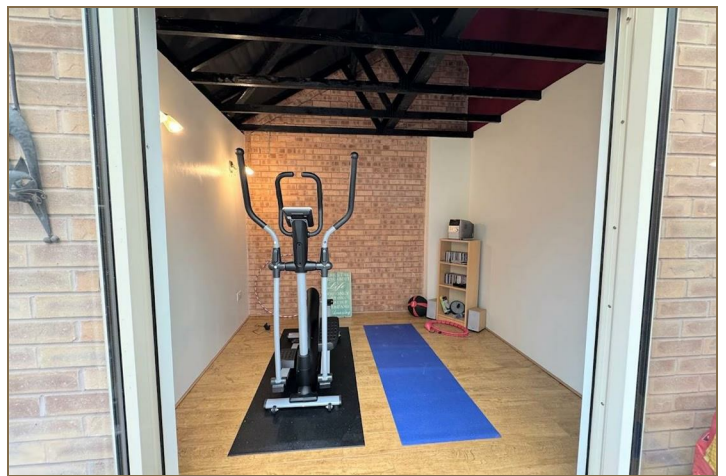
With UPVC double glazed French doors, laminate flooring, plastered walls, power and light.

### **GARAGE**

9'1" x 7'5" (2.77m x 2.26m)

Up and over, power and light.

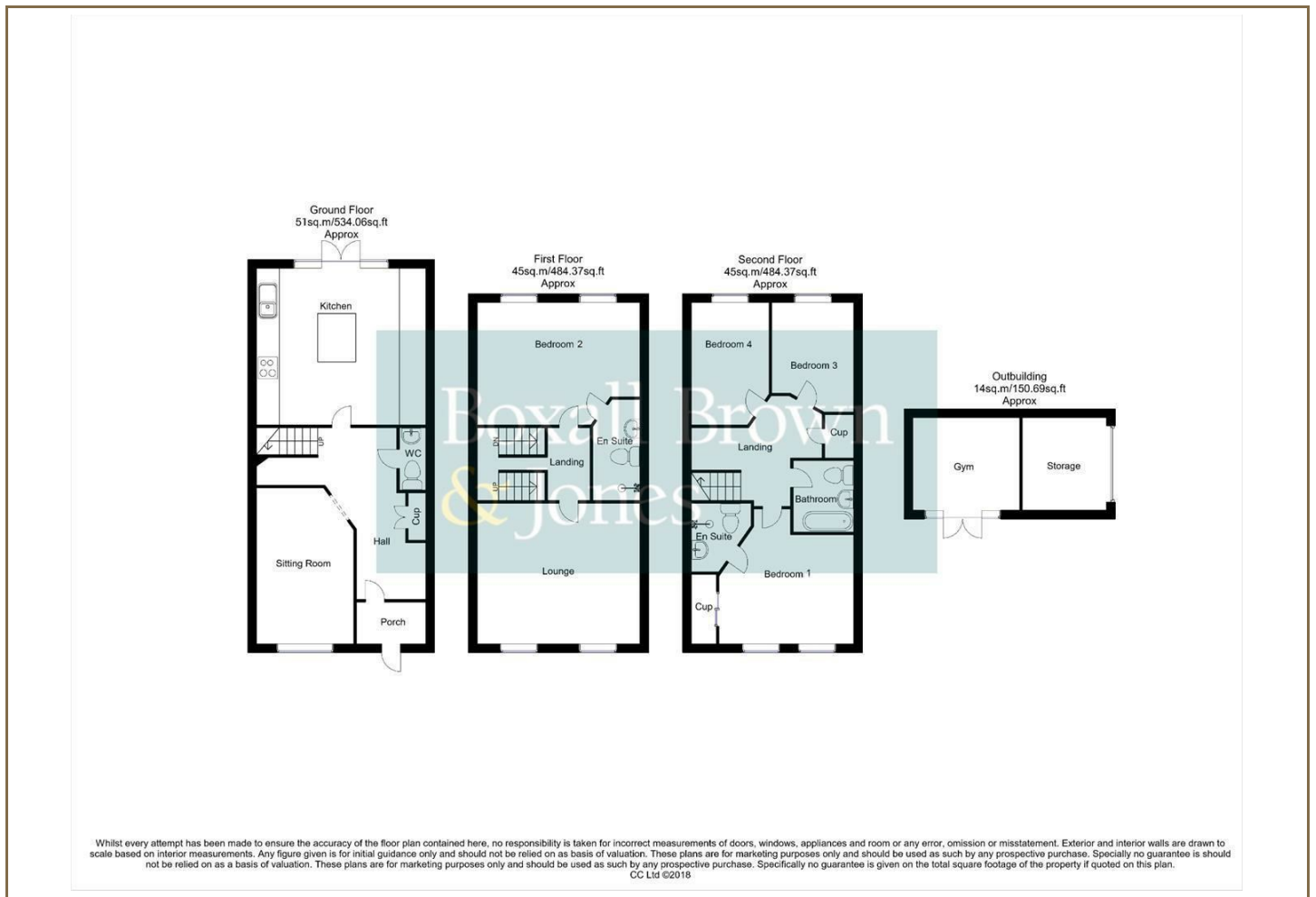




## Road Map



## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

