



**6 Arundel Drive, Spondon, Derby, DE21 7QW**

**No Onward Chain**  
**£215,000**



A nicely positioned bay windowed semi-detached family providing three bedrooms, an open plan living room with conservatory, carport and garage. No Chain.



# 6 Arundel Drive, Spondon, Derby, DE21 7QW

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This attractive family home would benefit from a light scheme of modernisation and includes both gas central heating via a combination boiler and UPVC double glazed windows and doors. The accommodation comprises, entrance hallway, open plan living dining room, conservatory, fitted kitchen, three first floor bedrooms and bathroom with shower over bath.

Externally there is a block paved driveway with lawned front garden. The driveway continues to a gated side car port and detached garage to the rear. The garden is well stocked with a variety of mature plants, bushes and trees with various outbuildings, patio and lawn.

Spondon is a popular residential location having an impressive range of local amenities and facilities covering most day to day requirements. The secondary school, West Park, has an excellent reputation also with reputable local primary schools. The city of Derby and Nottingham are both easily approached from the nearby A52.

The property is attractively offered for sale with immediate vacant possession and no upward chain.

## ACCOMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Entering the property through a UPVC double glazed front door with matching side window into a formal hallway area with stairs leading to the first floor, access into the living room and kitchen, radiator.

#### LIVING DINING ROOM

23' into bay x 10'3" max (7.01m into bay x 3.12m max)

A large open plan living dining room with plentiful space for all furniture, front facing UPVC double glazed bay window, gas fire with surround and hearth, media connections, two central heating radiators, UPVC double glazed sliding door gives access into:

#### CONSERVATORY

12'2" x 7'6" (3.71m x 2.29m)

UPVC double glazed windows and French doors leading into the rear garden, pitched roof with fan light, laminate floor covering.

#### KITCHEN

10'6" x 8'5" (3.20m x 2.57m)

Appointed with a range of fitted wall and base

units with matching cupboard and drawer fronts, laminate work surfaces and matching splashback, stainless steel sink and drainer, space for all appliances, tiled floor, UPVC double glazed windows and side door, understairs, store cupboard.

## FIRST FLOOR

### LANDING

#### BEDROOM ONE

13'1" into bay x 10'5" (3.99m into bay x 3.18m)

A double bedroom having a front facing UPVC double glazed bay window, radiator.

#### BEDROOM TWO

10'5" x 10'2" to rear of fitted wardrobes (3.18m x 3.10m to rear of fitted wardrobes)

A second generous double bedroom, having fitted wardrobes with sliding doors, additional built-in cupboard housing the combination boiler, rear facing UPVC double glazed window, radiator.

#### BEDROOM THREE

7'8" x 5'10" (2.34m x 1.78m)

Having a range of fitted cupboards, cabinets and desk, front facing UPVC double glazed window, loft access.

#### BATHROOM

6'1" x 5'6" (1.85m x 1.68m)

Appointed with a white three-piece suite comprising a panelled bath with an enlarged showering area, matching screen and mains chrome shower, wash hand basin and low-level WC, tiled walls, extractor fan, UPVC double glazed window, radiator.

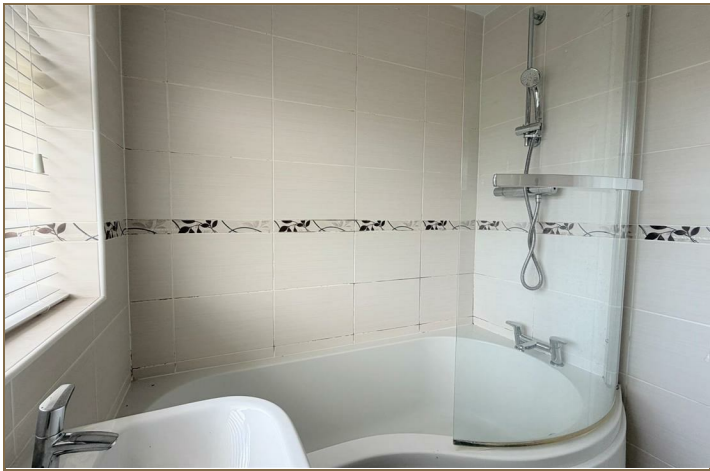
#### OUTSIDE

#### GARAGE

15'8" x 8'6" (4.78m x 2.59m)

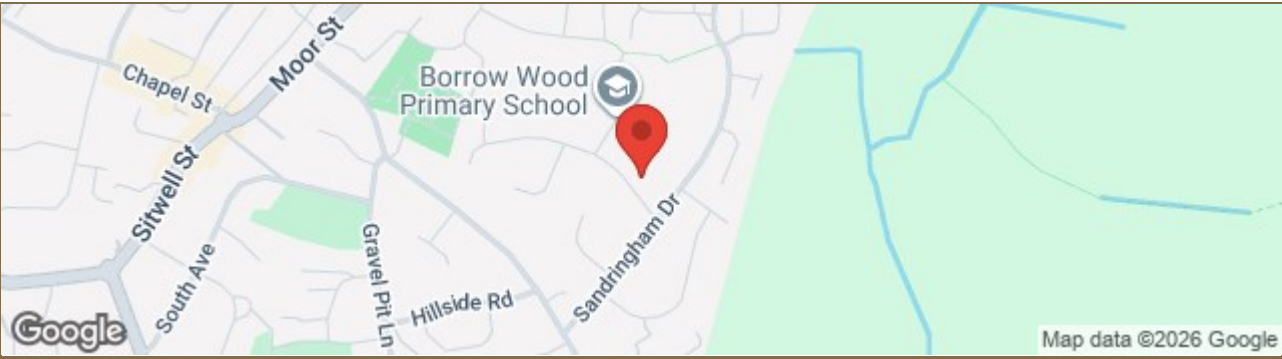
Block built garage with double opening doors, power and light.



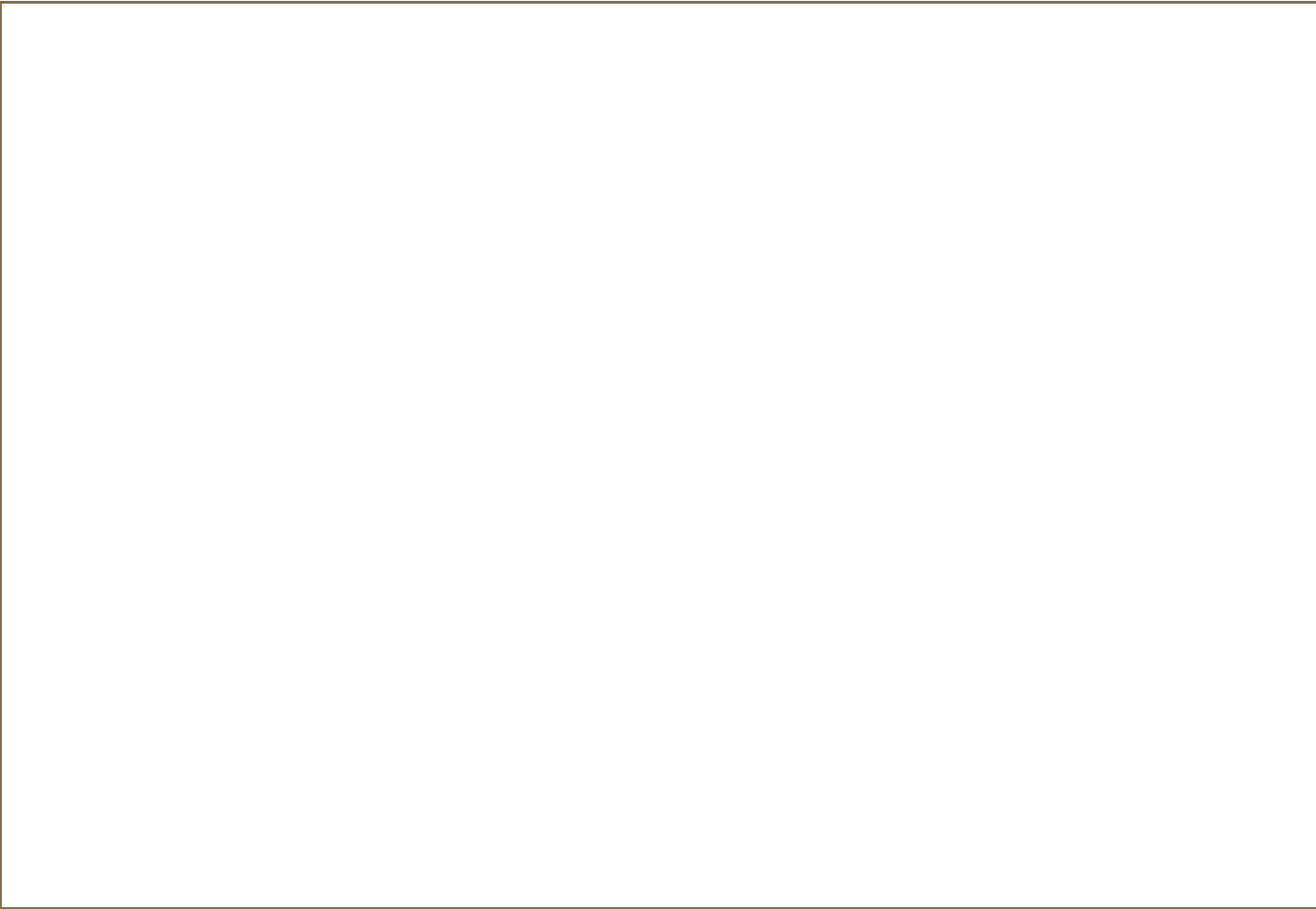




## Road Map



## 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

