



## 9 Coxon Street, Spondon, Derby, DE21 7JF

**£329,950**

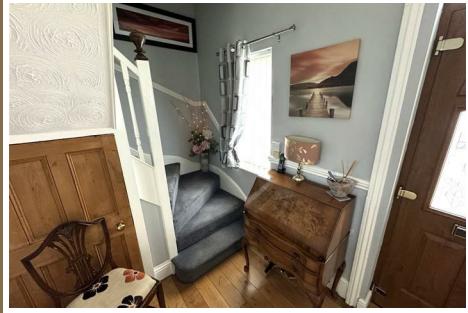


Situated in the heart of Spondon, only a short walk from local shopping facilities, this is a beautifully presented three bedroom semi detached property which benefits from gas central heating, double glazing and delightful gardens.



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## DIRECTIONS

Leave Derby along the A52 and take the Spondon turning. Proceed through the shops and over the traffic island onto Moor Street. Turn left onto Brockley and right onto Coxon Street where the property is situated on the right hand side clearly identified by our "For Sale" board.

Internally the current vendors have spent considerable time and effort in the presentation of this attractive home which in brief comprises an entrance hall with staircase leading to the first floor, formal lounge and to the rear of the house there is a large dining kitchen with integrated appliances and utility space. Doors to a conservatory and gardens beyond. To the first floor are three good sized bedrooms and a study area complimented by a shower room.

Outside the property benefits from a patio area to the rear and garden area which has gated access to the front elevation and personal door to the garage. To the front of the house there is a neatly presented garden, block paved pathway to the front door and driveway with access to a single garage.

Spondon is a highly popular residential location owing to its thriving centre which has a range of shops, public houses and supermarket. The vibrant city centre of Derby is a short drive away with its range of bars, restaurants and the Derbion shopping centre.

Spondon is also close to the A50, giving ease of travel to the M1 corridor.

This property would ideally suit a first time buyer or family purchaser looking for a spacious family home which should be viewed to be fully appreciated.

## ACCOMMODATION

Entering the property through double glazed front door into:

## ENTRANCE HALLWAY

Spacious entrance hallway with a staircase leading to the first floor, useful understairs storage cupboard, dado rail, radiator and double glazed window to the front elevation.

## FORMAL LOUNGE

12' x 12'10" (3.66m x 3.91m)

With two double glazed windows overlooking the front elevation, feature fireplace with coal effect gas fire, double radiator, moulded coving and central ceiling rose.

## DINING KITCHEN

20'11" x 13'2" (6.38m x 4.01m)

(Maximum measurement)

Situated at the rear of the house is a spacious dining kitchen which is a particular feature of the property. The range of quality work surfaces/preparation areas, wall and base cupboards, integrated electric oven, integrated microwave and an integrated hob with extractor over. The kitchen has a stainless steel sink unit with drainer beneath

a double glazed window overlooking the conservatory and there is a door to the conservatory, breakfast bar with space for stools beneath, integrated fridge, integrated freezer and inset ceiling spotlights.

There is an area ideal for occasional furniture which has the benefit of a feature fireplace enclosing a coal effect gas fire.

### UTILITY SPACE

To the far end of the room is a useful utility area with space for a slim line washing machine, washer/tumble dryer with shelving.

### CONSERVATORY

20'9" x 8'5" (6.32m x 2.57m)

Accessed from the dining kitchen the large double glazed conservatory overlooked the garden and has double glazed French doors to the rear elevation, tiled floor and radiator so that the room can be used in all seasons.

### CLOAKROOM

With low level WC, corner wash hand basin and complimentary tiling.

## TO THE FIRST FLOOR

### LANDING

With access to loft, double glazed window and radiator.

### BEDROOM ONE

13'2" x 12'10" (4.01m x 3.91m)

With double glazed window and radiator.

### BEDROOM TWO

11'10" x 12'10" (3.61m x 3.91m)

With double glazed window and radiator.

### BEDROOM THREE

8' x 6'1" (2.44m x 1.85m)

With double glazed window and radiator.

### STUDY SPACE

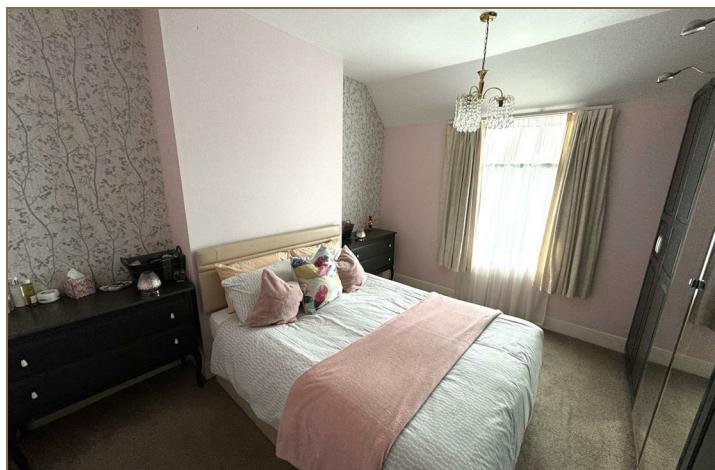
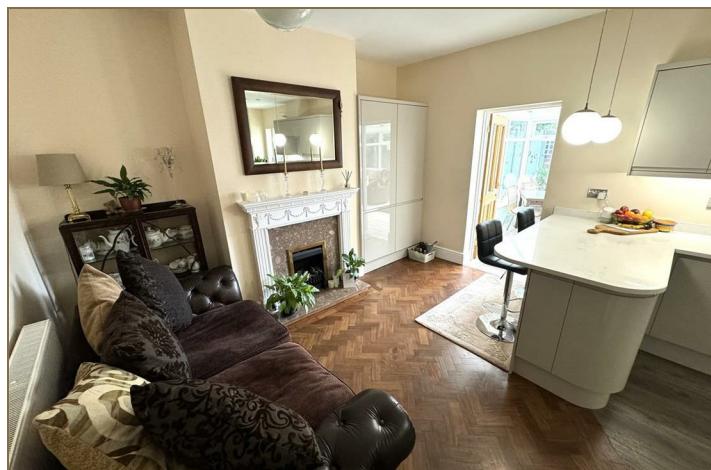
5'1" x 3'8" (1.55m x 1.12m)

With double glazed window, radiator and storage cupboard housing boiler providing domestic hot water and central heating.

### SHOWER ROOM

9'10" x 4'10" (3.00m x 1.47m)

With low level WC, wash hand basin with



storage cupboard beneath and shower cubicle with glazed screen, heated towel rail, complementary tiling and inset ceiling spotlights.

## OUTSIDE

Outside the property benefits from a garden to the rear which is overlooked by a sizeable patio area leading to a lawn with well stocked borders and gate to the front elevation. Personal door to garage.

To the front elevation there is an enclosed garden which is particularly well kept with a blocked paved pathway leading to the front door and driveway giving access to a:

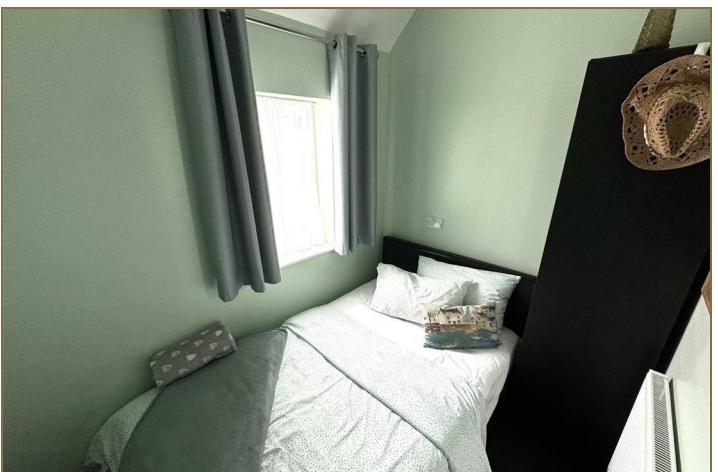
## SINGLE GARAGE

With up and over door, power and light.

## PLEASE NOTE

Prospective purchasers should note that the adjoining property is currently being modernised and converted for use as a HMO. (House in Multiple Occupation)

Further details can be obtained from the offices of Boxall Brown & Jones prior to viewing.

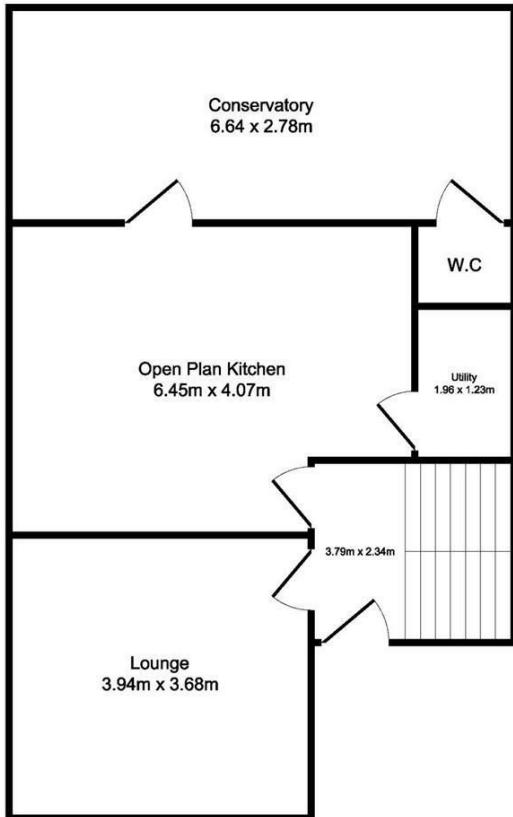




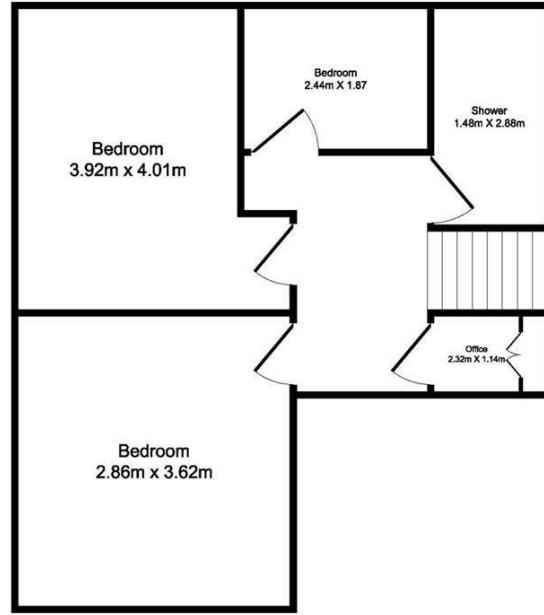
## Road Map



## Floor Plan



GROUND FLOOR PLAN

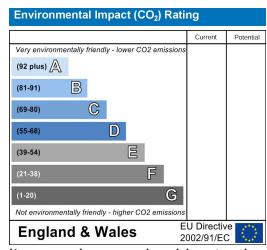
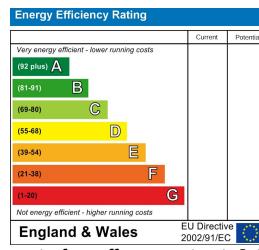


1ST FLOOR PLAN

## Viewing

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

## Energy Efficiency Graph



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