Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

31 Gravel Pit Lane, Spondon, Derby, DE21 7DB

Offers In The Region Of £350,000

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Situated on the outskirts of the popular village of Spondon, this is a three bedroom detached family home which benefits from gas central heating, double glazing and from occupying a generous plot on the well regarded Gravel Pit Lane.

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The house offers well proportioned accommodation throughout which comprises an entrance hall with staircase leading to the first floor, lounge, kitchen, dining room/sitting room and lean-to conservatory. There is an additional double glazed conservatory to the side of the house leading off the kitchen. To the first floor are three good sized bedrooms and a shower room.

Of particular interest is the outdoor space to the side and rear, which offers potential for a separate building plot, subject to the necessary planning and building regulations requirements. This aspect is likely to appeal to investors or purchasers seeking multi generational living opportunities, offering the opportunity to maximise the overall value and versatility of the site.

Spondon is a highly regarded village located approxiematly four miles east of Derby city centre, offering a wide range of local amenities including shops, schools and health care facilities, together with a strong sense of community. The area is particularly popular with families due to its well respected schooling, including a number of primary schools within the village and the noted West Park secondary school.

The property is well positioned with ease of access to Derby City Centre, aswell as excellent transport links via the A52, providing convenient connects to Nottingham and the M1 motorway network, making it an excellent choice for commuters.

Internal inspection of this is highly recommended in order to fully appreciate the potential on offer and the property should be viewed at the earliest opportunity.

ACCOMMODATION

Entering the property through double glazed front door into:

ENTRANCE HALL

Spacious entrance hall with radiator and staircase leading to the first floor.

LOUNGE

12'5" x 13' (3.78m x 3.96m)
(Measurement taken to the centre of the bay window)
With walk in double glazed bay window overlooking the front elevation, radiator and feature fireplace with inset fire.

KITCHEN

12'1" x 6'4" (3.68m x 1.93m)
With a range of work surface/preperation areas, wall and base cupboards and an integrated electric oven, gas hob and extractor over. The kitchen has a circular sink and drainer beneath a double glazed window enjoying views over the garden and there is an understairs pantry cupboard, door to the side conservatory, radiator and integrated fridge.

DINING ROOM/SITTING ROOM
11'11" x 13' (3.63m x 3.96m)
With radiator, feature fireplace with inset fire and patio doors leading to:

LEAN-TO CONSERVATORY
8'4" x 7'10" (2.54m x 2.39m)
With double glazed windows overlooking the garden and doors leading to the outside.

SIDE CONSERVATORY
16'9" x 6'2" (5.11m x 1.88m)
Leading directory off the kitchen, this double glazed conservatory is a particularly versatile space and has power, light and access to the garden.

TO THE FIRST FLOOR

LANDING
With radiator, double glazed window and oversized access to the loft.

BEDROOM ONE
10'5" x 10'11" (3.18m x 3.33m)
With double glazed window to the front elevation, double radiator and fitted bedroom furniture including vanity table, wardrobe and drawers.

BEDROOM TWO
11'11" x 12'8" (3.63m x 3.86m)
With double glazed window and radiator. Cupboard housing boiler providing domestic hot water and central heating.

BEDROOM THREE
7'10" x 7'10" (2.39m x 2.39m)
With double glazed window, radiator and open shelving.

SHOWER ROOM
6'2" x 6'7" (1.88m x 2.01m)
With low level WC, wash hand basin with cupboard beneath, shower cubicle with glazed screen and complementary tiling.

OUTSIDE
Outside the property benefits from a generous lawned garden to the rear which has a range of well stocked borders and mature trees. To the very bottom of the

garden access is given beneath a Wisteria tree to a further area of garden which has been laid for ease of maintenance.

To the front of the house there is a lawned garden and separate double gates open to a car standing area and gives access to:

DOUBLE GARAGE
17'3" x 18'7" (5.26m x 5.66m)
Has power, light and personal door.

To the immediate rear of the garage are outbuildings which include two large sheds.

SHED ONE
13'7" x 14'1" (4.14m x 4.29m)
Gives access to:

SHED TWO
16'9" x 8'7" (5.11m x 2.62m)

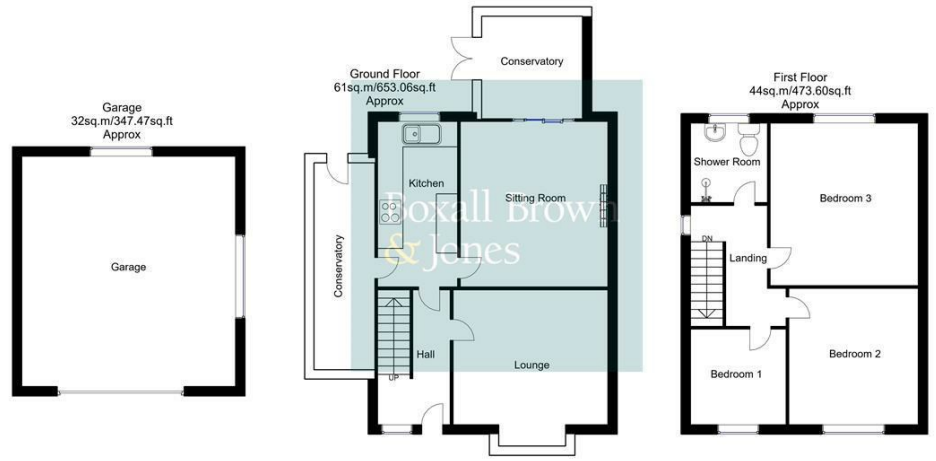
Boxall Brown and Jones are informed by the vendor that the original garage has been converted to create these storage facilities an that they have power and light.

PLEASE NOTE

Prospective purchasers should note that this property has significant potential to be further extended or to create to create a separate building plot to the side and/or rear of the current dwelling. It is important to note that the current vendors have not investigated this possibility and any further development would be subject to the appropriate planning and building regulation requirements.

Road Map

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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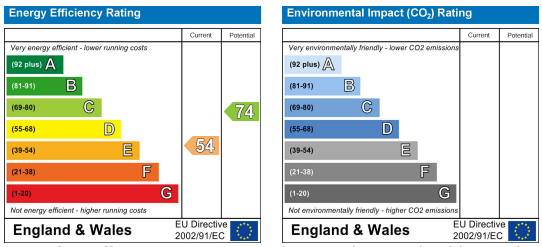
Viewing

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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