Robert Ellis

look no further...

Moor Street,
Spondon, Derby
DE21 7EB

£299,995 Freehold

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THIS IS AN INDIVIDUAL DETACHED HOME WHICH PROVIDES SPACIOUS THREE BEDROOM ACCOMMODATION SITUATED CLOSE TO THE CENTRE OF SPONDON VILLAGE.

Robert Ellis are pleased to be asked to market this detached home which is situated on a corner plot with gardens to the front and side and there is a recently laid driveway to the rear. The property has recently been upgraded by the current owner with the kitchen having been re-fitted with high quality wall and base units and the bathroom has also been changed into a shower room which has a mains flow shower system and fully tiled walls. We are sure this property will suit a whole range of buyers, from people buying their first home who want to live close to the village centre or families who are looking for three bedrooms and the property they can move straight into without having to carry out any work. We also believe there is the potential to slightly change the accommodation layout and possibly incorporate the separate dining room into the breakfast kitchen to provide an enlarged dining/living kitchen area with doors leading out to the private garden at the side.

The property stands back from the road in a slightly elevated position which helps to provide privacy and is constructed of brick under a pitched tiled roof and as people will see when they view the property it has had various updating work carried out such as the flat roof over the garage and rear extension, soffits and facias have been replaced and the gardens landscaped with a new gate leading out to the parking area at the rear. The accommodation derives the benefit of gas central heating and double glazing and includes a fully enclosed porch leading through an internal door to the spacious hallway which has an open plan arrangement with the lounge/sitting room which is positioned at the front of the house and there is a door from the hall taking you into the breakfast kitchen which has the recently re-fitted with anthracite grey coloured units. There is also a most useful store/cloakroom off the kitchen and a door leads into the separate dining room which could also be a sitting room and as previously mentioned, combined with the current kitchen if this was something a new owner wanted to carry out in the future. To the first floor the landing leads to the three bedrooms, all of which are of a good size, and the fully tiled shower room which benefits from the mains flow shower system. Outside there is an adjoining garage with off the road parking for two vehicles at the rear of the building and there is further parking at the front off Moor Street. The main garden is to the side of the property and this provides a lovely place for people to sit and enjoy outside living.

Spondon is a very well served village having a number of local shops with there being an Asda superstore within easy reach, close to local parks, there are healthcare and sports facilities, walks in the surrounding countryside, schools for all ages and the transport links include the A52 which provides access into Derby and Nottingham as well as other East Midlands towns and cities as well as J25 of the M1 which is only a few minutes away, there are stations at Derby and East Midlands Park and East Midlands Airport is also within easy reach.

Porch
Fully enclosed porch having double opening double glazed doors and a matching side panel leading through an opaque glazed door with a side panel to:

Reception Hall
Stairs leading to the first floor, radiator, laminate floor and door with inset glazed panels leading into the kitchen.

Lounge/Sitting Room
14'9 x 11'10 approx (4.50m x 3.61m approx)
The lounge is open plan to the reception hall and has a double glazed bow window to the front with a further double glazed window to the side, coal effect gas fire set in an Adam style surround with an inset and hearth, laminate flooring and a radiator.

Breakfast Kitchen
14'9 x 11'9 approx (4.50m x 3.58m approx)
The kitchen has been recently re-fitted with high quality anthracite coloured handle-less soft closing units with carousels in the corner cupboards and includes a stainless steel sink with a mixer tap set in an L shaped work surface with space for an automatic washing machine, cupboards and drawers beneath, space for an upright gas oven, L shaped work surface/breakfast bar with cupboards below and seating for two people, matching eye level wall cupboards, tiling to the walls by the sink and cooking area, double glazed window to the side, space for a large fridge/freezer, shelved recess, door with inset glazed panels leading into the dining room and walk-in storage cupboard.

Dining Room
15'8 x 9'8 approx (4.78m x 2.95m approx)
This large room, which could easily be combined with the existing kitchen, has double glazed windows to the rear and side, a stylish composite front door with inset opaque glazed panel leading out to the garden at the side of the property, laminate flooring, radiator and an internal door to the garage.

First Floor Landing
Double glazed window to the side, hatch to loft and doors to:

Bedroom 1
14'7 x 10'4 approx (4.45m x 3.15m approx)
This large main bedroom has two double glazed windows to the front and a further double glazed window to the side, wardrobe/storage space to the left hand side of the bedroom with a privacy curtain, double built-in storage cupboard over the stairs and a radiator.

Bedroom 2
11'8 x 10'3 approx (3.56m x 3.12m approx)
Double glazed windows to the rear and side and a radiator.

Bedroom 3
10'3 x 6'3 approx (3.12m x 1.91m approx)
Double glazed window to the rear and a radiator.

Shower Room
The bathroom has been changed into a shower room and is fully tiled with a large walk-in shower having a mains flow shower system and a protective side screen, low flush w.c. and hand basin with a mixer tap and double cupboard below, recessed lighting to the ceiling, ladder heated towel radiator, shelved airing/storage cupboard and an extractor fan.

Outside
The landscaped gardens are to the front and side of the property with the front being partly slabbed with barked beds to help keep maintenance to a minimum and there are steps leading to a path which takes you to the front door. There is access via a gate to the left of the property to a private garden area at the side of the house which has again been landscaped and designed to keep maintenance to a minimum with this part of the garden having a Presscrete style patio area leading onto a pebbled section with established planting to the sides which helps to create privacy. This garden area is sunny and provides a lovely area for people to sit and enjoy outside living and there is also a gate at the rear leading to the double driveway. The drive to the rear of the property has been recently re-laid and provides off the road parking for two vehicles.

Garage
16' x 8' approx (4.88m x 2.44m approx)
The adjoining garage has an up and over door to the front, work surface with a double cupboard below, shelving to the walls, space for a tumble dryer, a radiator and an internal door to the dining room.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and through the villages of Breaston and Draycott. Pass the Market Place into Borrowash and continue along turning right into Nottingham Road. Tum third right into Willowcroft, at the mini island turn right into Sitwell Street and at the next mini island continue over onto Moor Street and the property can be found as identified by our for sale board.
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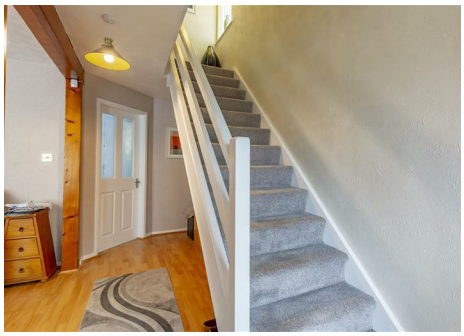

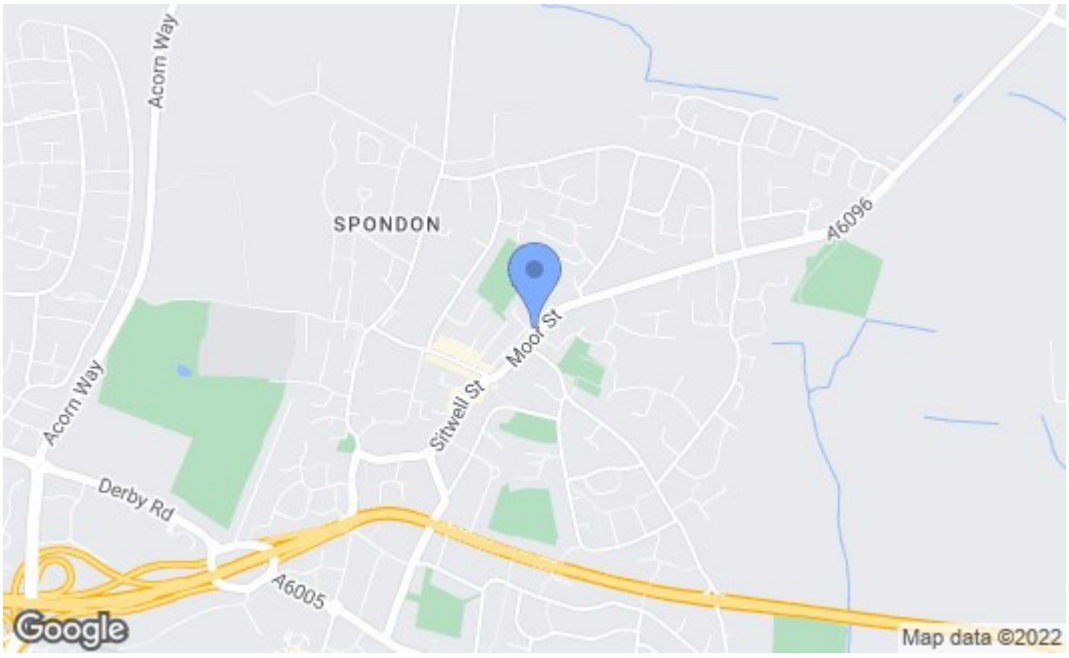

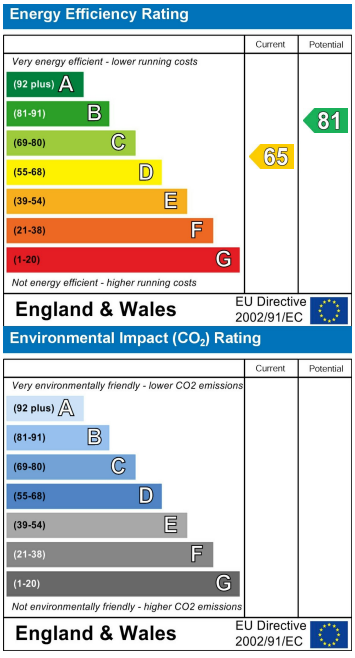

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.