Robert Ellis

look no further...

Cambridge Street,
Spondon, Derby
DE21 7PZ

O/O £175,000 Freehold

A THREE BEDROOM SEMI DETACHED HOUSE IDEAL FOR THE FIRST TIME BUYER OR INVESTOR.

Robert Ellis are pleased to bring to the market this deceptively spacious and fully modernised three bedroom semi detached property offering a great amount of space throughout, off street parking and a generous enclosed rear garden. The property has modern convenience such as gas central heating and double glazing and will be an ideal first time buy or investment opportunity as there is no work to do and a new owner could move straight in. The property has fantastic access routes to the A52 road network and M1 and has a range of local amenities and shops on its doorstep.

The property is constructed of brick to the external elevation all under a pitched tiled roof and in brief comprises of an entrance hall that provides access to the stairs to the first floor and leads onto the living room that flows to the kitchen diner with French doors to the rear, there is also a ground floor w.c. and store off the kitchen. To the first floor there are three generous bedrooms and the family bathroom which is also well proportioned. To the front there is ample off the road parking provided by the block paved driveway and to the rear there is an enclosed private garden which is perfect for families and a great entertaining space.

The property is within easy reach of the local amenities and facilities provided by Spondon and Borrowash with there being an Asda superstore in Spondon and Sainsbury's at Pride Park which is only a few minutes drive away. There are excellent schools for all ages within easy reach, healthcare and sports facilities, walks in the nearby countryside and the transport links include J25 of the M1, East Midlands Airport, stations at Derby and East Midlands Parkway and the A52 and other main roads provide good access to Derby, Nottingham and other East Midlands towns and cities.

Entrance Hall
Door to the front, tiled floor, radiator, stairs to the first floor and door to:

Lounge
11'3 x 11'2 approx (3.43m x 3.40m approx)
Feature wood flooring, double glazed window to the front, radiator and chimney breast.

Dining Kitchen
15'11 x 8'9 approx (4.85m x 2.67m approx)
Wall and base units with work surface over, tiled floor and tiled splashbacks, French door to the rear and double glazed window to the rear, gas hob with electric oven, space for washing machine, stainless steel sink with drainer, over hob extractor and breakfast bar.

Ground Floor w.c.
5'1 x 3'2 approx (1.55m x 0.97m approx)
Low flush w.c., wall mounted wash hand basin and obscure double glazed window to the side.

Lobby/Storage
Double glazed window to the side and door to storage cupboard.

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

Bedroom 1
11'3 x 8'9 approx (3.43m x 2.67m approx)
Double glazed window to the rear and radiator.

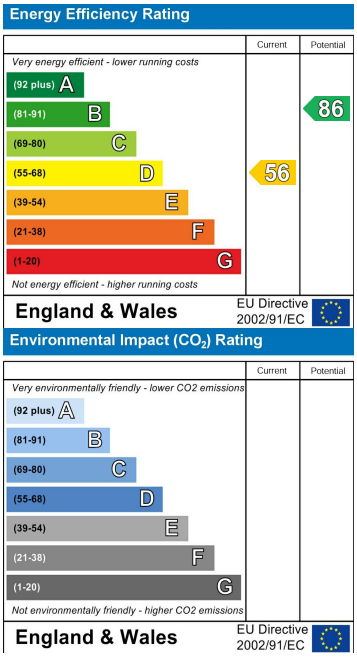
Bedroom 2
11'2 x 8'2 approx (3.40m x 2.49m approx)
Double glazed window to the front and radiator.

Bedroom 3
8'7 x 6'3 approx (2.62m x 1.91m approx)
Double glazed window to the front and radiator.

Bathroom
8'9 x 5'7 approx (2.67m x 1.70m approx)
Comprising of a panelled bath with electric shower over, extractor fan, frosted double glazed window to the rear, chrome heated towel radiator, shaver point, low flush w.c., pedestal wash hand basin, tiled floor and walls.

Outside
To the front the property has great stance and curb appeal, there is ample off the road parking provided by the block paved driveway and also access to the rear via a side gate. To the rear there is an enclosed generous garden with a delightful spacious patio, laid lawn, planted borders, garden shed and a decked area to the rear boundary. This is a fantastic asset to the property and is ideal for families and also great entertaining space.

Directions
Proceed out of Long Eaton along Derby Road continuing over the traffic island and through the villages of Breaston and Draycott. Upon reaching Borrowash turn left onto Nottingham Road following the road for some distance and turn right onto Cambridge Street
6616AMLT



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.