



Nottingham Road,  
Spondon, Derby  
DE21 7GZ

**£269,950 Freehold**

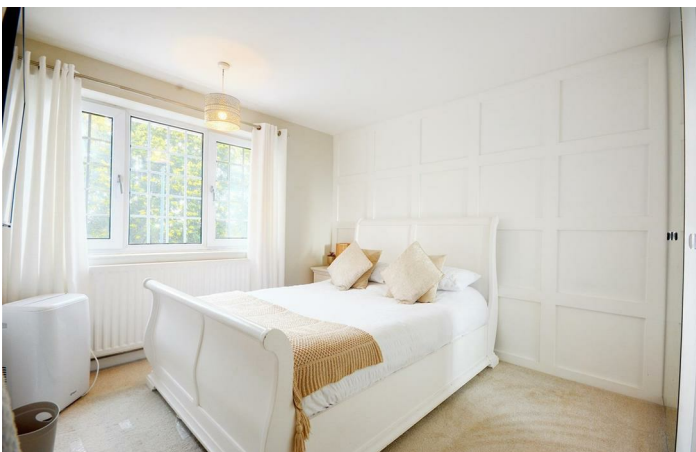


A THREE BEDROOM SEMI DETACHED PROPERTY WITH OFF STREET PARKING, GARAGE AND ENCLOSED REAR GARDEN.

Robert Ellis are delighted to bring to the market this well presented and spacious, three bedroom semi detached property that would ideally suit a range of buyers, including first time buyers and a growing family alike. The property is constructed of brick and benefits from gas central heating and double glazing with ample off street parking and garage. An internal viewing is highly recommended to appreciate the property and location on offer.

Situated opposite the green and set back from the road, the property briefly comprises of an entrance hallway, lounge, ground floor w.c., open plan kitchen diner with integrated appliances, utility room and study. To the first floor the landing leads to three generous bedrooms with the master benefiting from fitted wardrobes and a four piece modern family bathroom suite. Outside there is ample off street parking with access into the garage and to the rear an enclosed garden with patio and lawn.

Located in the popular residential village of Spondon, close to a wide range of local schools, shops and parks, the property has fantastic transport links available including nearby bus stops and easy access to major road links such as the A52, A50 and the M1, local train stations and East Midlands Airport are a short drive away.



## Hallway

Solid oak flooring, radiator and ceiling light.

## Open Plan Kitchen Diner

19'7 x 8'5 approx (5.97m x 2.57m approx)

Aluminium bi-folding doors overlooking and leading to the rear garden, UPVC double glazed window to the rear, wall, base and drawer units with work surfaces over, inset sink and drainer, integrated fridge freezer, integrated double oven and microwave, induction hob with extractor fan over, integrated wine cooler, spotlights, tiled flooring with underfloor heating and radiator.

## Ground Floor w.c.

2'9 x 2'5 approx (0.84m x 0.74m approx)

Having a low flush w.c., top mounted sink, laminate flooring and ceiling light.

## Lounge

12' x 12'1 approx (3.66m x 3.68m approx)

UPVC double glazed bay window to the front, solid oak flooring, radiator and ceiling light.

## Utility Room

5'9 x 9'5 approx (1.75m x 2.87m approx)

UPVC double glazed window and door to the side, wall mounted boiler, tiled flooring, spaces for a washing machine and tumble dryer, radiator and ceiling light.

## Study

8'4 x 5'8 approx (2.54m x 1.73m approx)

UPVC double glazed window to the rear, laminate flooring, radiator and ceiling light.

## First Floor Landing

UPVC double glazed window to the side, carpeted flooring, built-in storage cupboard, loft hatch and ceiling light.

## Bedroom 1

10'7 x 9'6 approx (3.23m x 2.90m approx)

UPVC double glazed window to the front, carpeted flooring, radiator, fitted wardrobes and ceiling light.

## Bedroom 2

11'6 x 8'1 approx (3.51m x 2.46m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator and ceiling light.

## Bedroom 3

7'6 x 9'4 to 6'1 approx (2.29m x 2.84m to 1.85m approx)

UPVC double glazed window to the front, built-in storage cupboard, radiator and ceiling light.

## Bathroom

8'4 x 7'3 approx (2.54m x 2.21m approx)

Obscure UPVC double glazed windows to the rear and side, bath with mixer tap, single enclosed shower unit, top mounted sink, low flush w.c., radiator and spotlights.

## Outside

The property sits away from the road with off street parking for two vehicles, access into the garage and to the rear there is an enclosed garden with patio area and lawn.

## Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and through the villages of Breaston, Draycott and Borrowash. Continue along Nottingham Road and the property can be found on the right hand side.

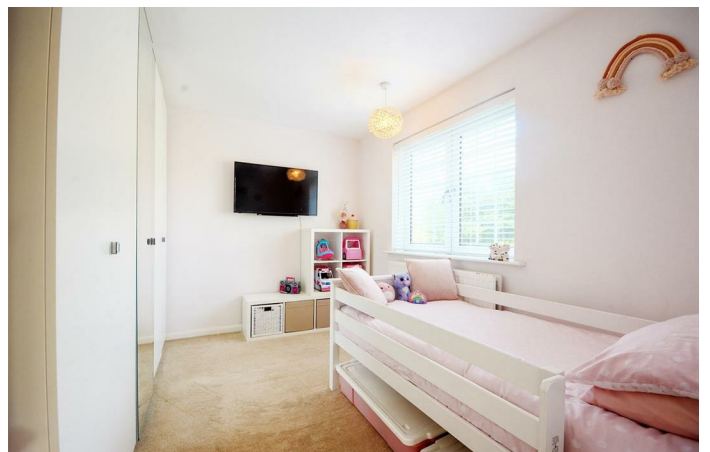
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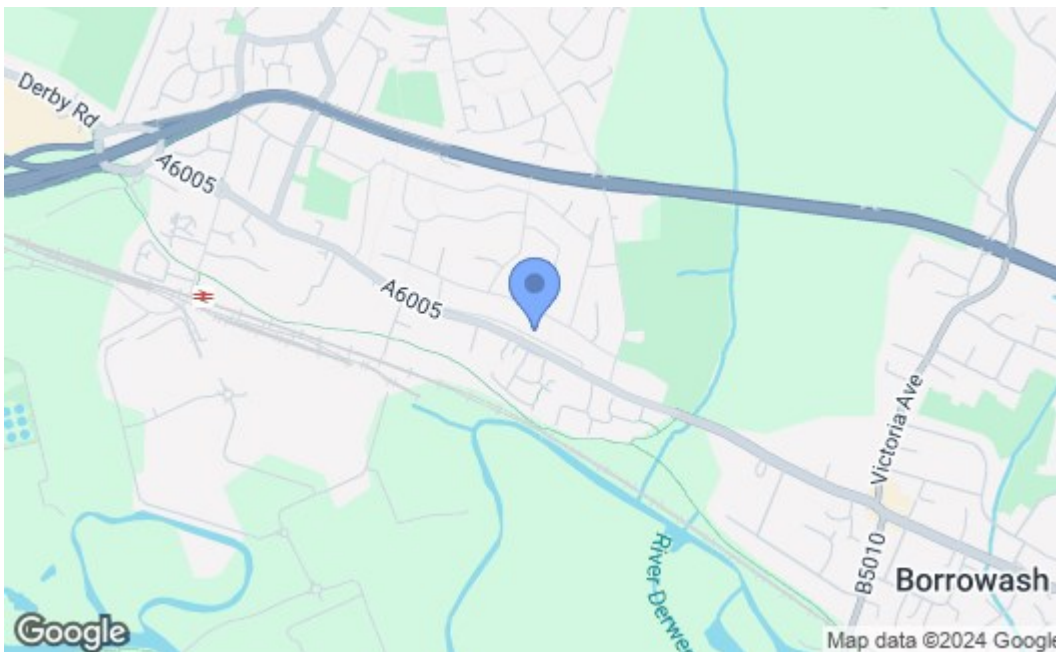
## Council Tax

Derby City Council Band A

## Agents Notes

There is planning permission for a two storey extension to the side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		68	83
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.