Robert Ellis

look no further...

Sitwell Street,
Spondon, Derby
DE21 7FH

£324,950 Freehold

A THREE BEDROOM DETACHED COTTAGE STYLE PROPERTY WITH OFF STREET PARKING AND THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to present this spacious and well presented three double bedroom detached home. The property benefits from gas central heating and double glazing and is constructed of brick to the external elevations. This home would ideally suit a range of buyers including those with a growing family looking for a village location with good schools.

The property briefly comprises of an entrance porch, lounge, dining area, snug and kitchen with integrated appliances. To the first floor the landing leads to three generous bedrooms and the three piece bathroom suite. Outside the property has a wrap around lawned garden with gated off street parking.

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.

Entrance Porch
4'1 x 5'2 approx (1.24m x 1.57m approx)
Wooden stable front door, tiled flooring and ceiling light.

Lounge
15'6 x 10'5 approx (4.72m x 3.18m approx)
Wooden double glazed door, radiator, built-in storage cupboard, laminate flooring and spotlights.

Dining Area
8'7 x 7'5 approx (2.62m x 2.26m approx)
Wooden French doors to the side, window to the rear, laminate flooring, radiator and spotlights.

Kitchen
11'5 x 11'9 approx (3.48m x 3.58m approx)
Wooden double glazed French doors to the rear, wooden double glazed window to the front, wall, base and drawer units with work surfaces over, inset sink and drainer, integrated fridge freezer, integrated electric oven, gas hob and extractor fan over, tiled flooring, spotlights, radiator and wall mounted boiler.

Snug
11'4 x 8'5 approx (3.45m x 2.57m approx)
Wooden double glazed window to the rear, laminate flooring, radiator and spotlights.

First Floor Landing
Carpeted flooring, loft access and ceiling light.

Bedroom 1
11'6 x 11'9 approx (3.51m x 3.58m approx)
Wooden double glazed window to the front, carpeted flooring, radiator, fitted wardrobes and spotlights.

Bedroom 2
8'5 x 11'5 approx (2.57m x 3.48m approx)
Wooden double glazed window to the rear, carpeted flooring, radiator and spotlights.

Bedroom 3
10'7 x 8'4 approx (3.23m x 2.54m approx)
Wooden double glazed window to the front, carpeted flooring, radiator and spotlights.

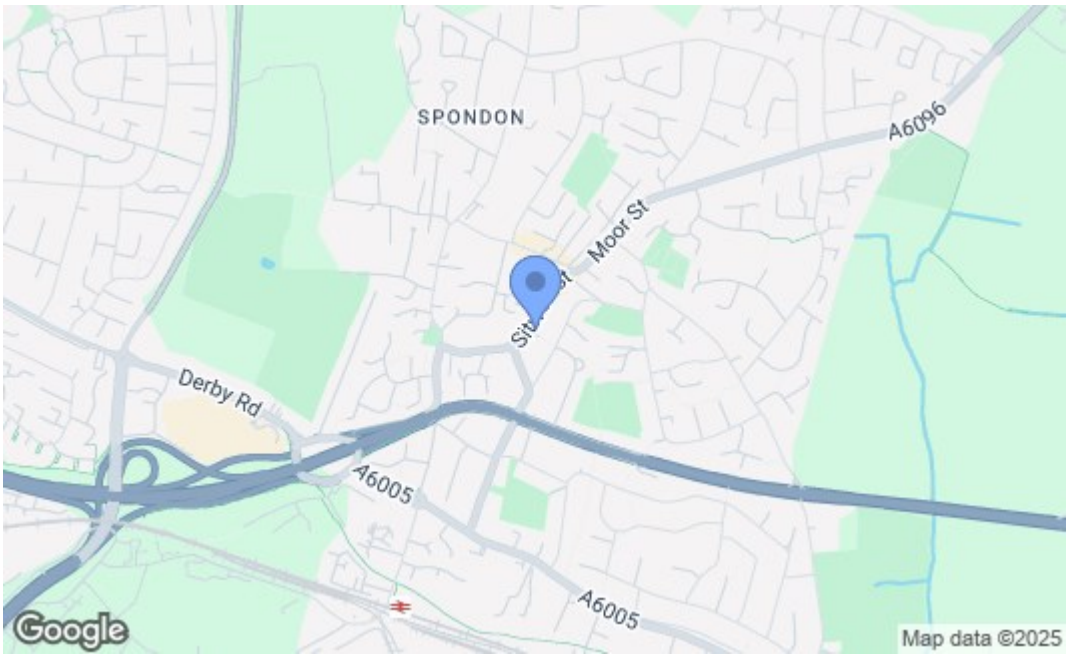
Bathroom
7'6 x 6'1 approx (2.29m x 1.85m approx)
Obscure wooden double glazed window to the front, vinyl flooring, bath with shower over, low flush w.c., pedestal wash hand basin, heated towel rail and motion detection lights.

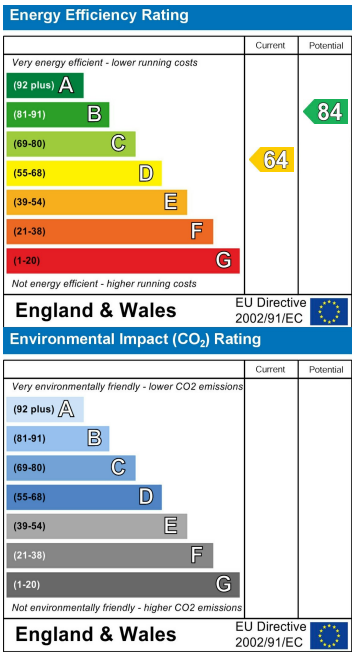
Outside
There is off street parking and a wrap around lawned garden.

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. Turn third right into Willowcroft and at the mini island turn right into Sitwell Street.
8359RS

Council Tax
Derby City Council Band C

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 16mbps Superfast 80mbps Ultrafast 1000mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No, surface water very low
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No





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.

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