



Falconside Drive,  
Spondon, Derby  
DE21 7TQ

**£420,000 Freehold**





A LARGE AND VERY SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME WHICH HAS BEEN VERY WELL MAINTAINED BY THE CURRENT OWNERS.

Being originally built by Wimpey Homes, this spacious property has been well maintained by the current owners and is in immaculate condition and offers ready to move in to accommodation. The ground floor accommodation has two reception rooms and a large breakfast kitchen whilst to the first floor both main bedrooms have an en-suite shower room. Being situated on this popular and established development between Spondon and Borrowash, it is close to excellent road links for Derby and Nottingham. An internal viewing comes highly recommended to fully appreciate all this property has to offer.

The property benefits from gas central heating and double glazing and in brief comprises of a spacious entrance hall with ground floor w.c. off, lounge with a bay window and double doors to the dining room which has sliding doors onto the rear garden, a large dining kitchen and separate utility with a door to the integral garage. To the first floor there are four good size bedrooms, the two main bedrooms both having an en-suite shower room and a large family bathroom. Outside to the front there is off road parking and side access to a privately enclosed and landscaped rear garden.

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

Composite front entrance door and window, laminate floor, stairs to the first floor, radiator, telephone point and door to:

### Ground Floor w.c.

With a low flush w.c., pedestal wash hand basin, tiled splashbacks, radiator.

### Lounge

12'1 x 18'5 approx (3.68m x 5.61m approx)

UPVC double glazed window to the front, laminate floor, TV point, two radiators and double doors to:

### Dining Room

10'2 x 9'5 approx (3.10m x 2.87m approx)

Laminate flooring, radiator, UPVC double glazed sliding doors to the rear.

### Dining Kitchen

10'8 increasing to 12'7 x 17'3 approx (3.25m increasing to 3.84m x 5.26m approx)

Wall, base and drawer units with roll edged work surface over, 1½ bowl stainless steel sink and drainer with mixer tap, tiled walls and splashbacks, cooker space, dishwasher space, appliance space, tiled floor, two UPVC double glazed windows to the rear, radiator and door to:

### Utility Room

9'3 x 5'1 approx (2.82m x 1.55m approx)

Wall and base units with work surface over, stainless steel sink and drainer with mixer tap, plumbing for an automatic washing machine, tumble dryer space, tiled walls and splashbacks, tiled floor, radiator, door to garage and composite rear exit door with a UPVC double glazed window to the side.

### First Floor Landing

With access to the loft, door to airing/storage cupboard, radiator and doors to:

### Bedroom 1

14'9 x 11'6 approx (4.50m x 3.51m approx)

UPVC double glazed window to the front, radiator, built-in wardrobes with mirror doors and door to:

### En-Suite

Having been recently re-fitted there is a walk-in shower cubicle with a waterfall shower head and hand held shower, vertical modern radiator, tiled floor with under floor heating, low flush w.c., wash hand basin with vanity drawers under,

fully tiled walls and splashbacks, recessed lighting and shelving and a recessed heated mirror. Spotlights, extractor fan and two UPVC double glazed windows to the front.

### Bedroom 2

11'4 x 12'1 approx (3.45m x 3.68m approx)

UPVC double glazed window to the rear, radiator and door to:

### En-Suite

Walk-in shower cubicle with shower from the mains, low flush w.c., pedestal wash hand basin, chrome heated towel rail, tiled walls and splashbacks, extractor fan and UPVC double glazed window to the rear.

### Bedroom 3

8'4 x 7'6 approx (2.54m x 2.29m approx)

UPVC double glazed window to the rear, radiator.

### Bedroom 4

10'7 x 7'8 approx (3.23m x 2.34m approx)

UPVC double glazed window to the rear and radiator.

### Bathroom

8'5 x 8'3 approx (2.57m x 2.51m approx)

A white three piece suite comprising of a bath with hand held shower, low flush w.c., wash hand basin with drawers under and waterfall mixer tap over, tiled walls and splashbacks, tiled floor, chrome heated towel rail, UPVC double glazed window to the side and extractor fan.

### Outside

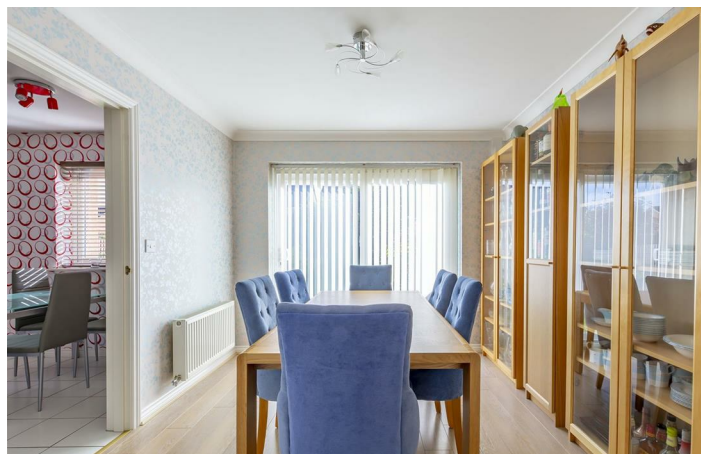
To the front of the property there is a tarmac drive and a lawn with hedges to the front and side boundaries. The driveway leads to the garage and there is side access to the rear. Immediate to the property there is a patio area leading onto the lawn with steps to a further patio to the bottom left corner which is perfect for seating. There are borders with mature shrubs and trees and the garden is privately enclosed with fenced boundaries and there is an outside tap.

### Directions

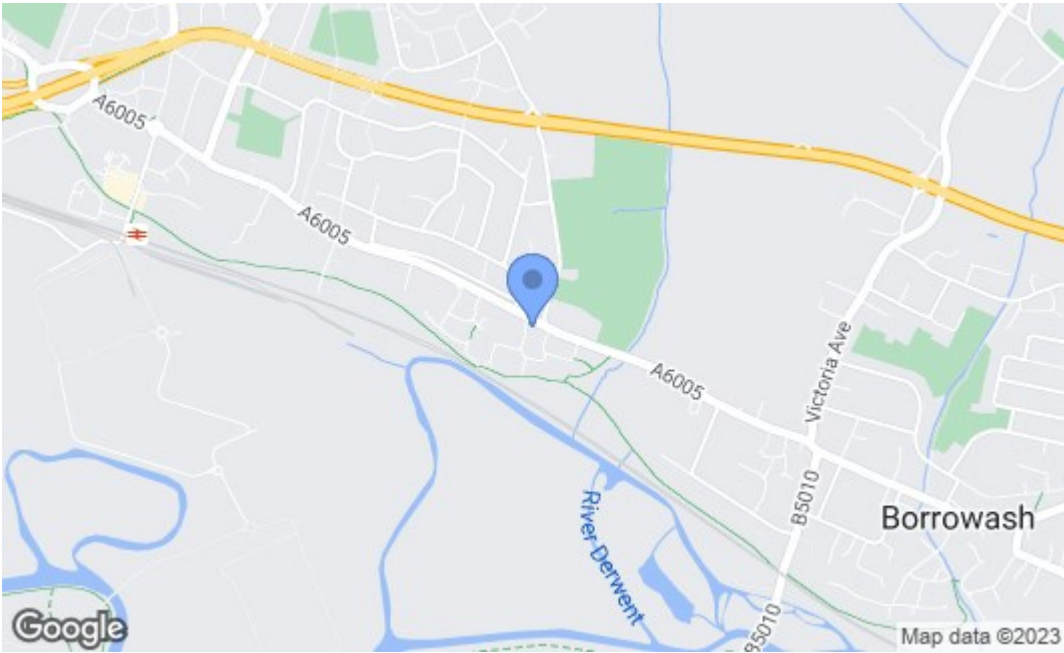
Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and through the villages of Breaston, Draycott and Borrowash. Continue along Nottingham Road and Falconside Drive can be found as a turning on the left hand side.

7039AMEC

Council Tax  
Band E £2,335



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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		
England & Wales 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.