

# Robert Ellis

*look no further...*



Gravel Pit Lane,  
Spondon, Derby  
DE21 7DB

**O/O £275,000 Freehold**

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/robertellisestateagent



@robertellisea



AN EXTENDED THREE BEDROOM SEMI DETACHED HOME SITUATED ON GRAVEL PIT LANE IN SPONDON, ENJOYING A SEMI-RURAL FEEL WHILST REMAINING CONVENIENT FOR LOCAL AMENITIES.

Robert Ellis are delighted to bring to the market this well-presented semi detached property which offers generous and versatile accommodation. The home has been extended and now benefits from a superb L-shaped kitchen diner fitted with integrated appliances, creating an excellent space for modern family living and entertaining. There are three well-proportioned bedrooms, along with a garage and off road parking, adding practicality and convenience.

Situated on Gravel Pit Lane, the property enjoys close proximity to open fields and countryside walks, making it ideal for those who enjoy outdoor pursuits, while still being within easy reach of local shops, schools and transport links. An internal viewing is highly recommended to fully appreciate the space, setting and lifestyle on offer.

Located in the popular residential village of Spondon, close to a wide range of local schools and shops, with a play park a few minutes walk away. Supermarkets and healthcare facilities are just a short drive away as well as fantastic days out at Elvaston Castle, Locko Park, Bluebells dairy farm and many other amenities. There are fantastic transport links available including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and local train stations being a short drive away.



### Entrance Hall

The extended entrance hall has a double glazed door and window to the front, tiled floor, two radiators, stairs to the first floor, built-in storage cupboard, ceiling spotlights and door to:

### Lounge

13'1" x 13'1" approx (3.99m x 3.99m approx)

Double glazed box bay window to the front, flame effect gas fire with hearth and mantle, understairs storage cupboard, radiator and open to:

### L Shaped Kitchen Diner

16' max x 13'5" max approx (4.88m max x 4.09m max approx)

Double glazed window to the rear, wall and base units with quartz work surfaces over, integrated fridge freezer, integrated dishwasher, integrated washing machine, integrated AEG electric oven with four ring induction hob and extractor over, ceiling spotlights, tiled floor. The dining area has a panelled wall, double glazed patio door to the rear and a wall mounted vertical radiator.

### First Floor Landing

Loft access hatch, storage cupboard and doors to:

### Bedroom 1

9'7" x 13'8" plus wardrobes (2.92m x 4.17m plus wardrobes)

Double glazed window to the rear, radiator and fitted wardrobes.

### Bedroom 2

9'1" x 10'11" approx (2.77m x 3.33m approx)

Double glazed window to the front, radiator and panelled walls.

### Bedroom 3

7'5" x 6'9" approx (2.26m x 2.06m approx)

Double glazed window to the front and a radiator.

### Bathroom

Double glazed window to the rear, fully tiled walls, tiled floor with underfloor heating, tiled panelled bath, wash hand basin, low flush w.c., mains fed shower with a

rainwater shower head and built-in shelving within the tiles.

### Outside

To the front of the property there is off road parking for three vehicles with a brick wall to the boundary.

The rear garden is laid mainly to lawn with panelled fencing, patio and shrubs to the borders.

### Garage

Up and over door, power and lighting.

### 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 turn left into Nottingham Road and continue into Spondon. Turn third right at the traffic lights into Willowcroft, at the bend continue onto South Avenue and follow the road to the top and turn right into Gravel Pit Lane.

9052CO

### Council Tax

Derby Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 13mbps Superfast 42mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

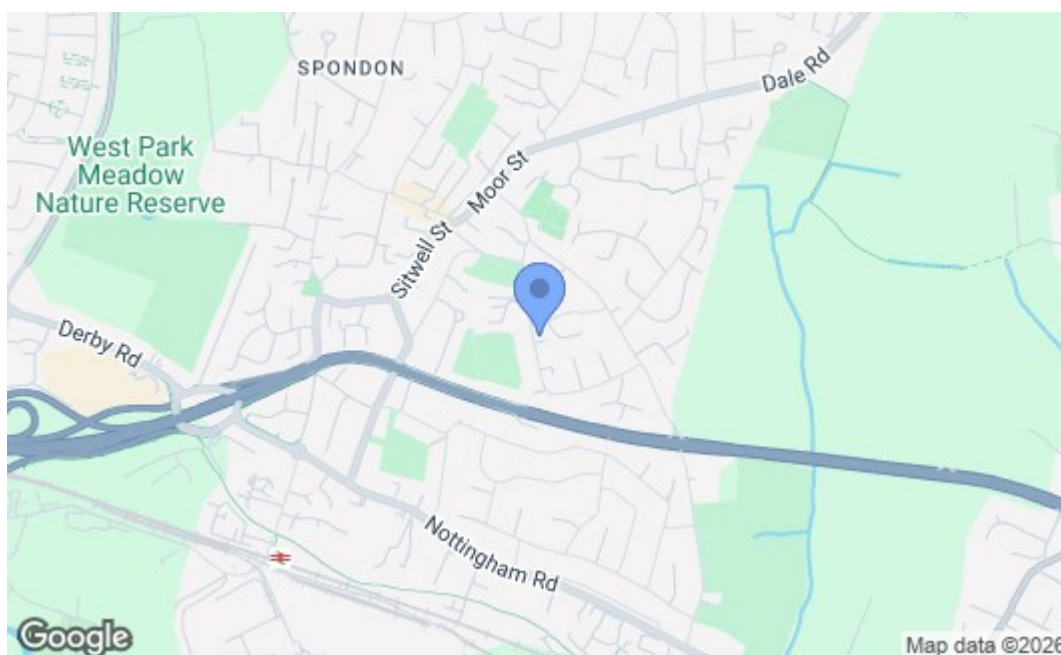
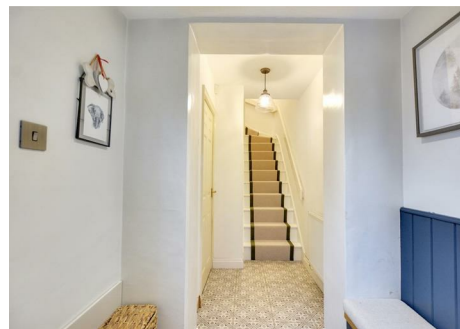
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 86        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 72      |           |
| (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.