



Ullswater Drive,  
Spondon, Derby  
DE21 7JY

**Price Guide £225-230,000**  
**Freehold**

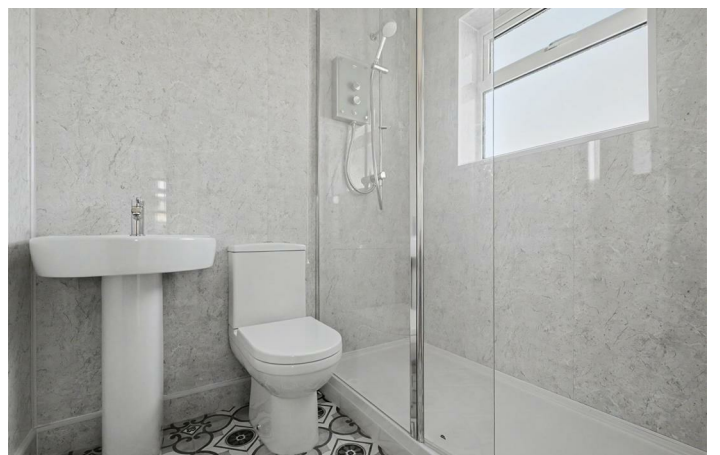


THIS IS A TWO BEDROOM SEMI DETACHED BUNGALOW POSITIONED ON A GOOD SIZE PLOT AT THE HEAD OF A QUIET CUL-DE-SAC WHICH HAS JUST BEEN UPGRADED AND REFURBISHED BY THE CURRENT OWNER.

Being situated in this quiet location within a few minutes walk of Spondon village centre, this two bedroom bungalow provides a lovely home which is ready to move into without having to carry out any work whatsoever. For the size and layout of the accommodation which has a newly fitted kitchen and shower room and the privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in the bungalow for themselves. As well as the kitchen and bathroom having been replaced, the property has had upgrade works carried out to the electrics, with a new consumer unit having been installed, the bungalow has been decorated throughout and there are new floor coverings to all the living areas in the property.

The property stands at the head of a block paved driveway and is constructed of brick to the external elevations under a pitched tiled roof and the light and airy accommodation derives all the benefits from having gas central heating and double glazing and includes an enclosed porch, reception hall with doors leading to the lounge, from which patio doors take you out to the rear garden and there is a feature fireplace in the lounge and a glazed door leads into the newly fitted kitchen which has sage coloured units with wood grain work surfaces and integrated appliances. The two bedrooms are positioned at the front of the bungalow and the shower room has been re-fitted and has a large walk-in shower. Outside there is a block paved driveway and a lawned garden to the front, a gate provides access to a further block paved area at the side of the bungalow and at the rear there is a patio, a good size lawned area, a recently planted barked bed, a path leads to a shed in the bottom right hand corner and the garden is kept private by having hedging and fencing to the boundaries.

Spondon is a very popular village situated on the outskirts of Derby, which has a number of local amenities and facilities which includes an Asda store with Pride Park only being a short drive away where there is a Sainsbury's, Costco and several other retail outlets, there are healthcare and sports facilities which includes several local golf courses, walks in the surrounding picturesque countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Derby, Long Eaton and East Midlands Parkway and the A52 provides good access to Derby, Nottingham and other East Midlands towns and Cities.



## Porch

There is a fully enclosed porch positioned at the side of the property which has a UPVC door with two inset opaque glazed panels and double glazed windows to three sides, tiled flooring, polycarbonate roof and a UPVC panelled front door with an arched inset glazed panel leading to:

## Reception Hall

The reception hall has recently laid laminate flooring which extends through into the lounge, there is a hatch to the loft where the boiler is housed, radiator, cornice to the wall and ceiling, doors with inset glazed panels leading to the lounge and two bedrooms, a door with an opaque glazed panels leads to the bathroom and there is a cloaks hanging/storage cupboard.

## Lounge with Dining Area

16'7 x 10'10 to 9'3 approx (5.05m x 3.30m to 2.82m approx)

The lounge includes a dining area and has double glazed patio doors leading out to the rear garden, a coal effect gas fire set in a Minton style marble surround with a hearth, quality recently laid laminate flooring, radiator, cornice to the wall and ceiling, TV aerial points and a door with inset glazed panels leading to:

## Kitchen

The kitchen has been re-fitted and has sage coloured Shaker style units and wood grain work surfaces which includes a sink with a mixer tap and a four ring AEG gas hob set in a work surface which extends to three walls and has space for an automatic washing machine, drawers, cupboards, an AEG oven and two pull out storage units below, an integrated upright fridge and freezer, built-in cupboard with matching doors to the kitchen with the electric meter and electric consumer unit being housed in this cupboard, matching eye level wall units and a hood and back plate to the cooking area, double glazed window to the rear and tiled flooring.

## Bedroom 1

12'5 x 9'7 approx (3.78m x 2.92m approx)

Double glazed leaded window to the front, radiator, cornice to the wall and ceiling and new carpeted flooring.

## Bedroom 2

9'2 x 6'11 approx (2.79m x 2.11m approx)

Double glazed leaded window to the front, radiator, cornice to the wall and ceiling and new carpeted flooring.

## Shower Room

The newly fitted shower room has aqua boarding to three walls and includes a walk-in shower with a Mira shower and a glazed protective screen, low flush w.c. and pedestal wash hand basin with a mixer tap, opaque double glazed window and a built-in shelved storage cupboard.

## Outside

At the front of the property there is a block paved drive and lawn with fencing to the right hand boundary and a block wall to the left hand side, a wrought iron gate set in a wall which provides access to the side and rear of the property and there is an outside light on the front of the bungalow.

At the side of the property there is a block paved area which extends to the patio which runs across the rear of the bungalow, there is a lawn, a path leads to a shed positioned in the bottom right hand corner of the garden, there is a recently planted bark bed which has a selection of herbaceous plants and bushes, fruit trees extending down the side boundary and these include two pear and two apple trees and a plum tree, hedging to the left and rear boundaries and fencing to the right hand side and an outside tap is provided.

## 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 Borrowwash and continue along turning right into Nottingham Road. Turn third right into Willowcroft, at the mini island turn right into Sitwell Street and at the next mini island continue over onto Moor Street, left into Moor End, left again into Sancroft Road, left into Chapel Lane and right into Ullswater Drive.

9283MP

## Council Tax

Derby Council Band A

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 10mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – 02, Three, EE, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

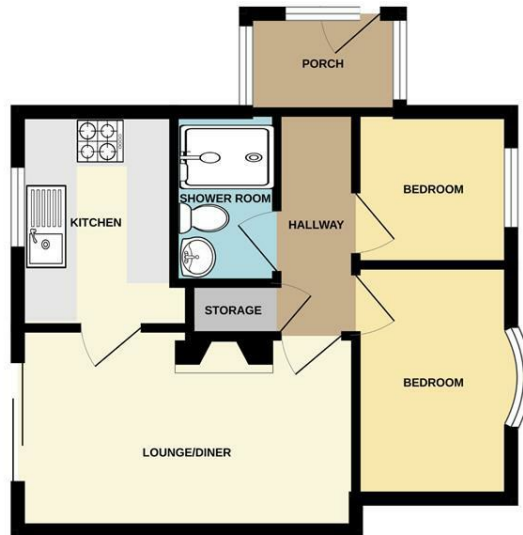
Any Legal Restrictions – No

Other Material Issues – No

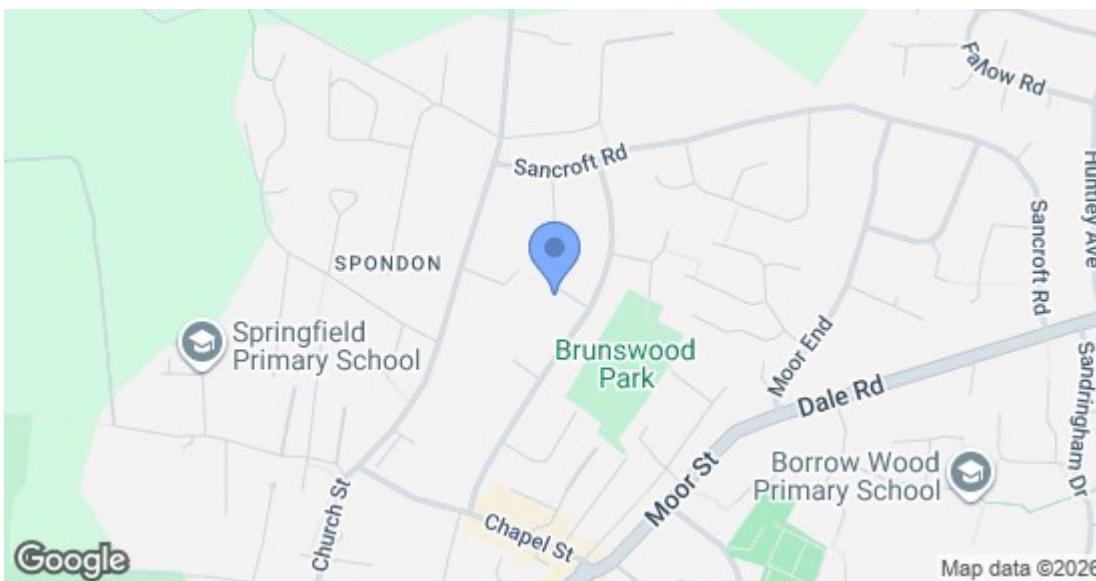




GROUND FLOOR  
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA: 374 sq ft. (34.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee is given as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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.