Robert Ellis

look no further...

Arnhem Terrace,
Spondon, Derby
DE21 7PQ

£290,000 Freehold

0115 946 1818

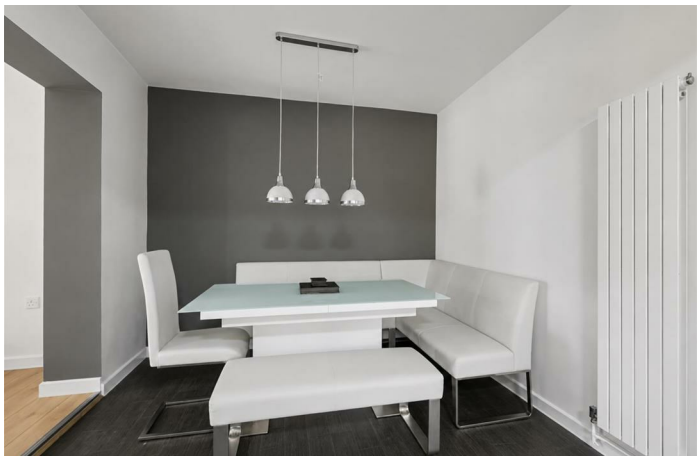
/robertellisestateagent @robertellisea

SPACIOUS FAMILY HOME THAT IS MODERN THROUGHOUT WITH A SINGLE STOREY EXTENSION TO THE REAR THAT WOULD APPEAL TO A VARIETY OF BUYERS.

Robert Ellis are delighted to market this impressive semi detached house. The entrance hallway has stairs rising to the first floor and door access to the living room, downstairs cloakroom and kitchen. The living room is a good size with a window to the front elevation. The kitchen is well equipped with integral appliances and is open to the dining area which opens to the large lounge area which is the extension to the rear and has two sets of French doors accessing the rear garden.

The first floor landing leads to the three bedrooms, two are doubles and the third is a single or home office. The modern fitted shower room is a great feature to the property with his and her over the counter wash hand basins. The generous sized rear garden is fully enclosed and private with a variety of seating areas, central artificial lawn area and summerhouse. To the front there is a driveway providing off road parking for multiple vehicles and access to the single detached garage.

Spondon has a number of local shops including an Asda store with Pride Park being a short drive away where there is a Sainsbury's and Costco, there are excellent schools for all ages with there being an infant and primary school close to the property and the West Park senior school being only a short distance away, there are healthcare and sports facilities including 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 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hallway
UPVC panelled door with decorative obscure double glazed light panel, stairs to the first floor, UPVC double glazed window to the side, glazed door to the living room, understairs storage cupboard housing the consumer unit. two radiators, wood effect laminate flooring.

Cloaks/w.c.
2'10" x 3'7" approx (0.88m x 1.11m approx)
Obscure UPVC double glazed window to the side, two piece white suite comprising of a low flush w.c., wall mounted wash hand basin, part tiled walls, wood effect laminate flooring.

Lounge
12'4" x 12'6" approx (3.78m x 3.83m approx)
UPVC double glazed window to the front, radiator, electric wall mounted fire.

Kitchen Area
10'3" x 8'9" approx (3.13m x 2.69m approx)
UPVC double glazed window to the side, Shaker style wall, drawer and base units with laminate work surface over, tiled splashback, stainless steel sink and drainer with chrome mixer tap, under cabinet lights. integrated single electric oven, stainless steel four ring gas hob over and stainless steel extractor above, integrated dishwasher, plumbing and space for a washing machine, space for a tall fridge freezer, open to:

Dining Area
9'2" x 9'2" approx (2.8m x 2.81m approx)
Wall mounted vertical radiator, tiled effect vinyl flooring, open to:

Sitting Room/Lounge
19'6" x 11'10" approx (5.96m x 3.62m approx)
Ceiling spotlights, two UPVC double glazed French doors opening to the rear, wood effect laminate flooring, radiator, Adam style surround with marble hearth and insert and electric fire.

First Floor Landing
UPVC double glazed window to the side, loft access hatch, storage cupboard with shelves and doors to:

Bedroom 1
9'10" x 10'9" approx (3.01m x 3.3m approx)
UPVC double glazed window to the front, radiator, built-in wardrobes with hanging and rails, wood effect laminate flooring.

Bedroom 2
11'8" x 9'3" approx (3.58m x 2.82m approx)
UPVC double glazed window to the rear, wood effect laminate flooring, radiator.

Bedroom 3
7'11" x 7'5" approx (2.42m x 2.28m approx)
UPVC double glazed window to the front, radiator, wardrobe with hanging rail and a storage cupboard over the stairs housing the boiler.

Shower Room
7'10" x 5'4" approx (2.41m x 1.64m approx)
Obscure UPVC double glazed window to the rear, walk-in shower cubicle with a mains fed shower having a rainwater shower head and hand held, tiled splashbacks, glass shower screen, vanity using housing his and her wash hand basins with chrome mixer taps and storage under, two LED lights, tiled splashback, wood effect vinyl flooring, anthracite heated towel rail.

Separate w.c.
3'1" x 4'7" approx (0.95m x 1.4m approx)
Obscure UPVC double glazed window to the side, low flush w.c., tiled splashback.

Outside
To the front of the property there is a low maintenance hardstanding having a low level wall with metal railings, decorative paved area with slate chippings, driveway providing off road parking for a multiple vehicles leading to the garage and rear garden.

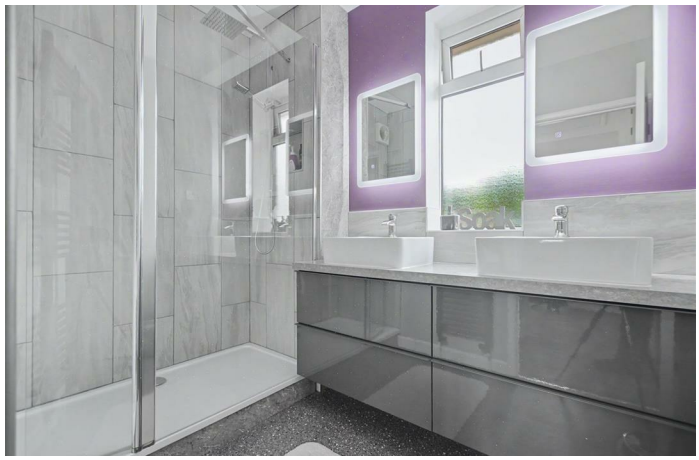
There is a covered Indian sandstone paved patio area to the rear, wooden gate providing access to the front, outside power supply and light. The raised garden has a further decked seating area, artificial lawn, metal storage shed, summerhouse with power and light and fencing to the boundaries.

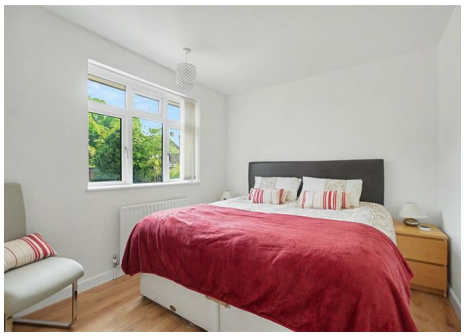
Garage
11'0" x 19'1" approx (3.36m x 5.84m approx)
Single detached garage with an electric up and over door and personnel door to the side, power and light, storage in the eaves.

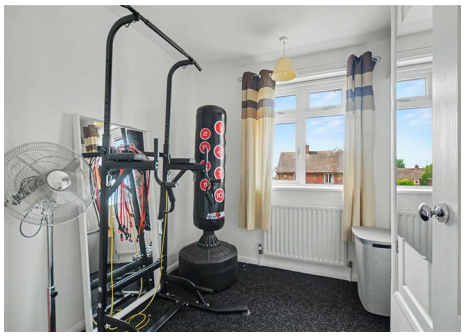
Directions
Proceed out of Long Eaton along Derby Road and at the traffic island turn right onto Petersham Road. At the mini island turn left onto Bostocks Lane and at J25 roundabout take the exit on the A52 to Derby. Continue for some distance and turn left onto Borrowash Road signposted Spondon. Follow the road and turn right onto Borrowfield Road and left onto Milldale Road and left again into Arnhem Terrace.
9335MH

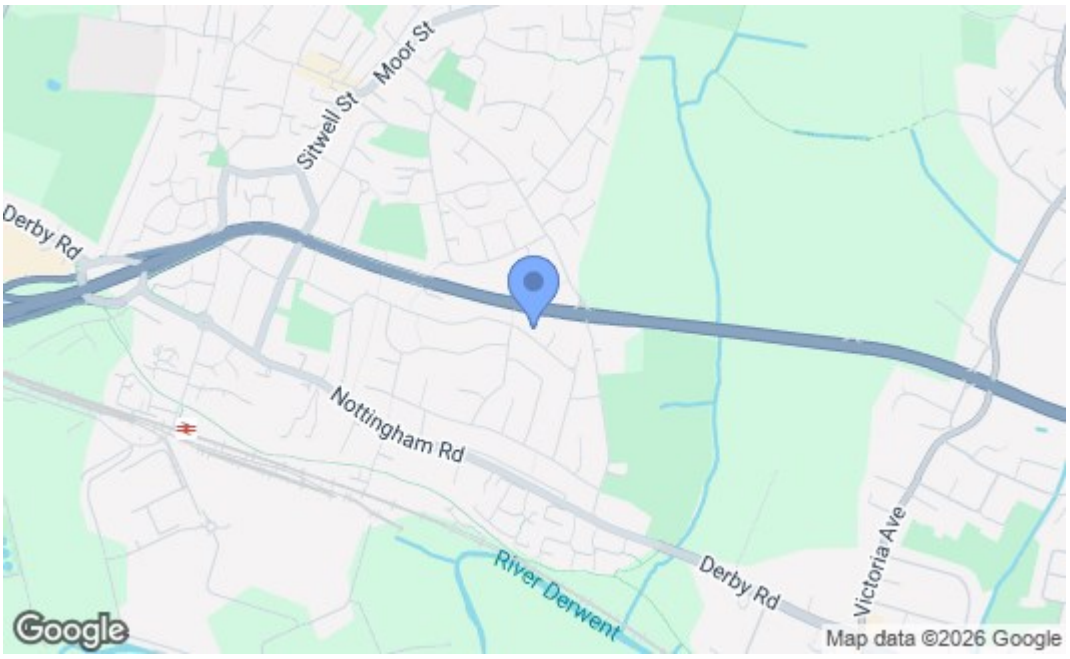
Council Tax
Derby Council Band A

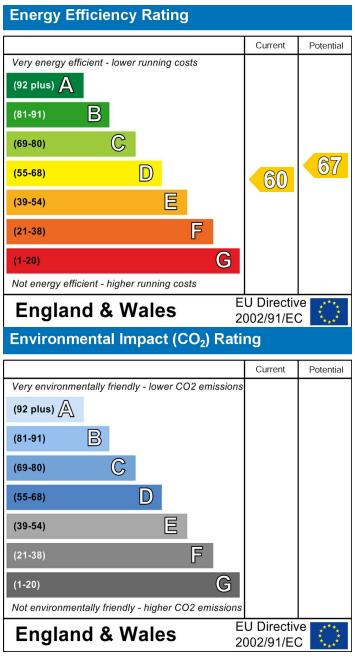
Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 16mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No











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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk

0115 946 1818