Robert Ellis

look no further...

Nottingham Road,
Spondon, Derby
DE21 7GZ

£295,000 Freehold

THIS IS A REFURBISHED AND UPGRADED TRADITIONAL BAY FRONTED SEMI DETACHED HOUSE WHICH IS READY TO MOVE INTO WITHOUT HAVING TO CARRY OUT ANY WORK WHATSOEVER.

Being located on a quiet service road running alongside Nottingham Road, this traditional bay fronted house provides well proportioned three bedroom accommodation which has been tastefully finished throughout by the current owner and is therefore ready to move into without having to do any work to the property. The property has been re-wired, has a new heating system, new kitchen and bathroom and with new floor coverings throughout, will be one of the easiest properties to purchase and live in and we are sure it will appeal to a whole range of buyers, from people buying their first property through to families who are looking for a three bedroom house which is close to local schools and other amenities and facilities.

The property stands back from the service road and is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits of a new heating system and double glazing. Being entered through a stylish composite front door, the accommodation includes a reception hallway, which has a staircase with a feature wooden balustrade leading to the first floor and excellent storage space beneath, there are glazed doors leading to the lounge which has a bay window to the front and the living/dining kitchen, with the kitchen area being fitted with Shaker style units and having a full height glazed door leading to the rear garden and there is a most useful ground floor w.c. off the hall. To the first floor the landing leads to the three bedrooms and the luxurious, newly fitted bathroom which has a white suite complete with a shower over the bath. Outside there is a pebbled area and driveway at the front which provides off road parking and there is a newly installed gate with a Unicam lock and fencing which provides access to the side of the house where the drive continues into the rear garden and now provides a base for a garden room, shed or similar building, there is a patio area to the immediate rear of the house with a step leading to a newly laid lawned garden, with the rear garden being kept private by having fencing to the side boundaries and a hedge to the rear.

The property is well placed for easy access to excellent local schools for all ages, there is an Asda at Spondon with further shopping facilities being found in nearby Borrowash where there is a Co-op store, Bird's bakery, fishmongers and a quality butchers, there are healthcare and sports facilities including several golf courses, walks at Elvaston Castle and nearby 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 Derby, Nottingham and other East Midlands towns and cities.

Porch
Open porch with an arched entrance and tiled floor leading through a stylish composite front door with two inset opaque glazed leaded panels and double glazed panels to either side and above to:

Reception Hall
Feature staircase with balustrade and wooden hand rail leading to the first floor with a cupboard under which is a folding door to provide easy access for storage and the gas and electric meters and electric consumer unit are housed in this cupboard which has a double glazed window to the side, laminate floor and a light. There is laminate flooring in the hall which extends into the understairs storage area and ground floor w.c. and there is a radiator in the hall.

Ground Floor w.c.
Having a new white low flush w.c. with a concealed cistern and a shelf above and a hand basin with a mixer tap, tiled spalshback and cupboard under, laminate flooring, wall mounted Worcester Bosch boiler, extractor fan and a chrome ladder towel radiator.

Lounge/Sitting Room
14'2 plus bay x 11'5 approx (4.32m plus bay x 3.48m approx)
Double glazed bay window to the front, carpeted flooring, feature recess in the chimney breast with a wooden mantle above and a radiator.

Dining/Living Kitchen
16' max x 15'4 approx (4.88m max x 4.67m approx)
The open plan dining/living kitchen has been newly fitted and in the kitchen area has cream Shaker style units with brushed stainless steel fittings and wood effect laminate work surfaces and includes a 1½ bowl ceramic sink with a mixer tap and four ring hob set in an L shaped work surface with an integrated dishwasher, drawers, cupboards, an oven and space for an automatic washing machine below, matching eye level wall cupboards and a hood with a back plate over the cooking area, space for a fridge/freezer in the return area of the kitchen, tiled flooring which extends across the whole of this open plan living space, double glazed window to the rear, full height double glazed door leading out to the rear garden, two radiators, two Velux windows and recessed lighting in the sloping ceiling above the kitchen area and there is also recessed lighting in the dining/living area where there is tiled flooring and a built-in storage cupboard which also has tiled flooring.

First Floor Landing
The balustrade and wooden hand rail continues from the stairs onto the landing, double glazed window to the side, newly fitted panelled doors leading to the bedrooms and bathroom, radiator and there is carpeted flooring leading from the stairs onto the landing.

Bedroom 1
14' plus bay x 11'5 approx (4.27m plus bay x 3.48m approx)
Double glazed bay window to the front, radiator and carpeted flooring.

Bedroom 2
11'4 x 9'11 approx (3.45m x 3.02m approx)
Double glazed window to the rear, radiator and carpeted flooring.

Bedroom 3
7'5 x 6' approx (2.26m x 1.83m approx)
Double glazed window to the front, radiator and carpeted flooring.

Bathroom
The brand new bathroom has a panelled bath with a mixer tap and Mira shower over with tiling to two walls and a protective glazed screen, low flush w.c. and hand basin with a mixer tap, tiled splashback and a double cupboard under, chrome ladder towel radiator, tiled flooring, opaque double glazed window, extractor fan and the hatch to the loft.

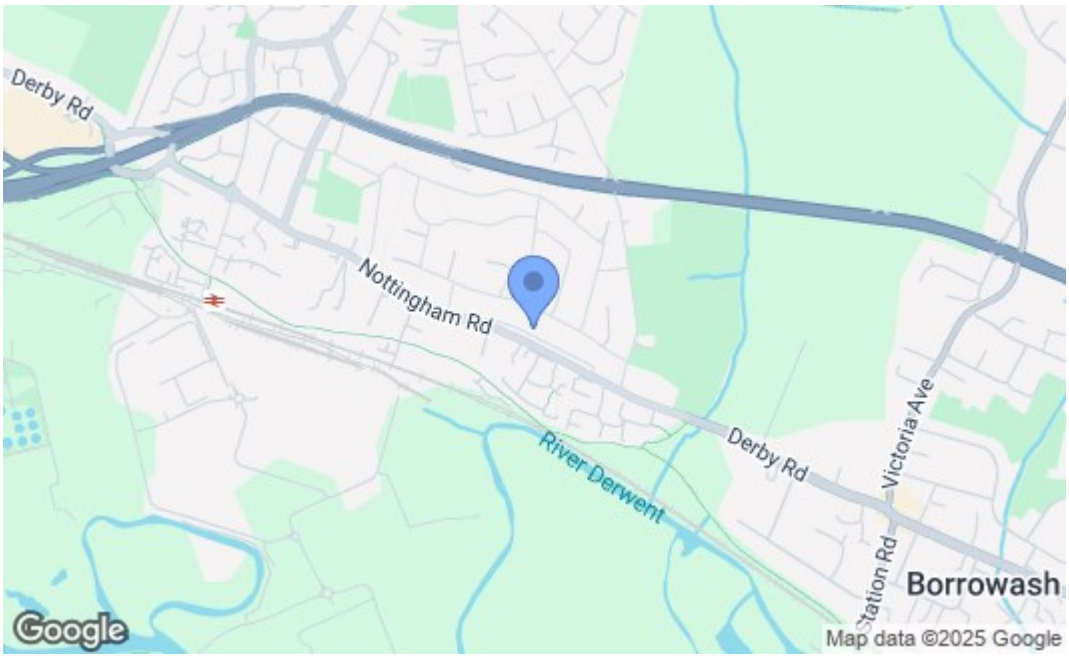
Outside
At the front of the property there is a driveway and pebbled area which provides off road parking, a fence to the front and left hand boundaries with a hedge/screening to the right hand side and there is a newly installed gate with a Unicam lock and fencing on the drive which provides access to the rear of the property.

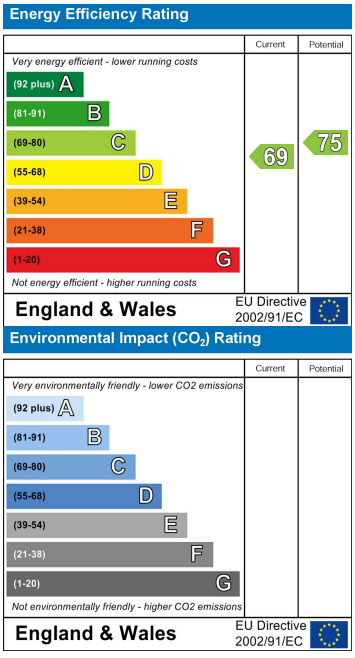
The driveway at the side provides an excellent storage area for bins and other items and this leads to a base where a garage was positioned and could be the base for a large garden room or similar building. At the immediate rear of the house there is a slabbed patio area with a path leading onto a newly laid lawn which has a border to the right hand side and the recently landscaped garden has fencing to the side boundaries and a hedge to the rear and an outside tap is provided at the side of the house.

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 the property can be found on the right hand side.
8953MP

Council Tax
Derby City 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 14mbps Superfast 80mbps Ultrafast 1000mbps
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





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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