Robert Ellis

look no further...

Arnhem Terrace,
Spondon, Derby
DE21 7PQ

£235,000 Freehold

A SPACIOUS TRADITIONAL THREE-BEDROOM SEMI, OCCUPYING A GENEROUS CORNER PLOT IN THE HEART OF SPONSON, CLOSE TO SCHOOLS, SHOPS AND EXCELLENT LINKS

A traditional three bedroom semi detached home situated in the popular area of Spondon, well placed for excellent local schools and a regular bus route. The property occupies a generous corner plot with a large garden, offering potential to extend subject to the necessary planning and permissions. Benefiting from gas central heating, double glazing, a driveway to the front and a conservatory, the property represents an ideal purchase for families looking to settle in a well-regarded residential location.

The accommodation briefly comprises an entrance hall, lounge, kitchen, dining room, conservatory, utility room and downstairs W.C. to the ground floor. To the first floor are three bedrooms and a family bathroom. Outside, the property occupies a generous corner plot with a driveway to the front and a south-facing garden, benefiting from several useful sheds, and offering potential to extend subject to the necessary planning and permissions.

Located in the popular residential village of Spondon, close to a wide range of local schools, shops and parks. 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
6'3 x 10'7 approx (1.91m x 3.23m approx)
UPVC double glazed door to the front, UPVC double glazed window to the side, carpeted flooring, radiator, ceiling light, coving, doors to the lounge and kitchen, dado rail, understiars storage cupboard, stairs to the first floor and heating thermostat.

Kitchen
8'1 x 11'3 approx (2.46m x 3.43m approx)
This dual aspect kitchen has UPVC double glazed windows to the front and side, laminate flooring, door to the utility and dining room, large pantry cupboard, ceiling light, coving, wall, drawer and base units to three walls with roll edged work surface over, tiled splashbacks, space for a washing machine and dishwasher, space for an oven, stainless steel sink and drainer with swan neck mixer tap over, space for a free standing fridge freezer and an extractor fan.

Dining Room
9'9 x 9'4 approx (2.97m x 2.84m approx)
UPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light, coving, open into the lounge, gas fire and dado rail.

Rear Lobby
7'2 x 3'3 approx (2.18m x 0.99m approx)
Laminate flooring, ceiling light, UPVC double glazed door to the rear and doors to the cloaks/w.c. and utility.

Cloaks/w.c.
5'5 x 2'4 approx (1.65m x 0.71m approx)
Laminate flooring, low flush w.c. and ceiling light.

Utility Room
14'4 x 5'7 approx (4.37m x 1.70m approx)
Obscure UPVC double glazed window to the rear, ceiling light, plug sockets, kitchen drawers and base units, spaces for a washing machine and dishwasher, wall mounted combi Viessmann boiler.

Lounge
10'7 x 12'9 approx (3.23m x 3.89m approx)
UPVC double glazed sliding doors into the conservatory, carpeted flooring, TV point, ceiling light, coving, attractive gas fireplace and surround, radiator and dado rail.

Conservatory
9'1 x 13'4 approx (2.77m x 4.06m approx)
UPVC double glazed windows to the rear, vaulted corrugated roof, radiator, tiled floor, ceiling fan light and UPVC double glazed door to the rear.

First Floor Landing
7'4 x 8'7 approx (2.24m x 2.62m approx)
UPVC double glazed window to the side, carpeted flooring, ceiling light, coving, loft access hatch, electric storage heater, dado rail and large airing cupboard.

Bedroom 1
10'7 x 9'9 approx (3.23m x 2.97m approx)
UPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light, coving and TV point.

Bedroom 2
10'8 x 9'4 approx (3.25m x 2.84m approx)
UPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light, coving and built-in sliding wardrobes.

Bedroom 3
8'6 x 7'4 approx (2.59m x 2.24m approx)
UPVC double glazed window to the front, radiator, carpeted flooring, TV point and built-in storage cupboad.

Bathroom
7'6 x 5'4 approx (2.29m x 1.63m approx)
Obscure UPVC double glazed window to the side, carpeted flooring, radiator, ceiling light, coving, low flush w.c., pedestal wash hand basin, panelled bath with electric shower over and mixer taps, tiled splashbacks.

Outside
The property sits on a large corner plot, standing back from the road behind a brick wall, there is a driveway offering off road parking for two or three vehicles.

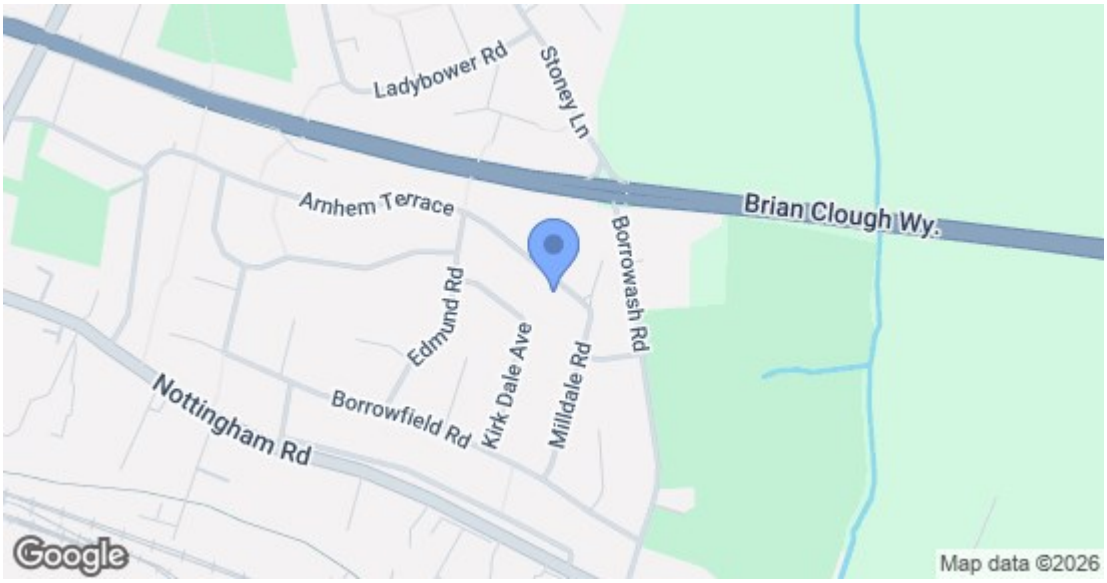
To the rear there is a large patio area with a path leading to several sheds, a greenhouse, fencing to the boundaries and lawned garden. There are many established shrubs and plants.

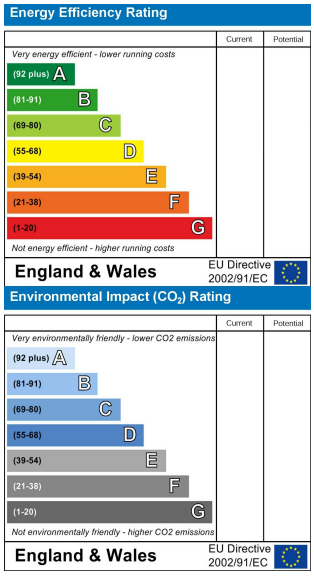
Directions
Proceed out of Long Eaton along Derby Road and at the traffic island turn right onto Petersham Road. At the mini island turn left onto Bostocks Lane and at J25 roundabout take the exit on the A52 to Derby. Continue for some distance and turn left onto Borrowash Road signposted Spondon. Follow the road and turn right onto Borrowfield Road and left onto Milldale Road and left again into Arnhem Terrace.
9076JG

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 - Standard16mbps Superfast 53mbps 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

Robert Ellis
ESTATE AGENTS





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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