



Drury Avenue,  
Spondon, Derby  
DE21 7GA

**£250,000 Freehold**



THIS IS AN INDIVIDUAL TWO DOUBLE BEDROOM DETACHED COTTAGE STYLE PROPERTY WHICH HAS A PRIVATE COURTYARD GARDEN AND MANY INTERESTING FEATURES INCLUDED.

Being located on the edge of Spondon, this two double bedroom detached property provides a lovely home which will suit a whole range of buyers who are looking for a home which has interesting features that is ready to move in to without having to carry out any work. The property was originally a building that was part of the Spondon Hall estate and was converted into a home in the 1940's and now provides a lovely property which we are sure will appeal to people looking for a character property. For the size and layout of the accommodation and privacy of the garden areas to be appreciated, we recommend interested parties do take a full inspection so they can see all that is included in this beautiful home for themselves. The property is now vacant and is being sold with the benefit of NO UPWARD CHAIN and is therefore ready to move in to.

The property is positioned sideways on to Drury Avenue and is constructed of brick to the external elevations under a pitched tiled roof. The tastefully finished accommodation has oak flooring throughout the ground floor and benefits from gas central heating and double glazing and includes a reception hall with doors leading to the lounge which has a feature fireplace and the dining/sitting room which connects to the kitchen that is fitted with wall and base units and has integrated cooking appliances. To the first floor the landing leads to the two double bedrooms and shower room which has a large walk-in tiled shower with a mains flow shower system. Outside there is a courtyard garden at the front with a path leading to a greenhouse, wash house and storage area at the side. There is a detached brick garage which was originally used for growing fruit and has an interesting history and next to the garage a wrought iron gates leads into a further garden area which has raised vegetable beds and a selection of fruit trees and bushes.

The property is within walking distance of the centre of Spondon where there are a number of local shops, pus and other facilities, there is an Asda store within a few minutes drive away, a Sainsbury's at Pride Park as well as all the shopping facilities provided by Derby with Borrowash also having a Co-op store and Long Eaton has a selection of supermarkets and other retail outlets, there are schools for all ages within easy reach, healthcare and sports facilities which includes several local golf courses, walks in the surrounding picturesque countryside and the transport links include J25 of the M11, East Midlands Airport, stations at Derby, East Midlands Parkway and Long Eaton and the A52 and other main roads provide good access to Derby, Nottingham and other East Midlands towns and cities.



Wood grain effect UPVC front door with an inset opaque double glazed panel.

#### Reception Hall

Opaque double glazed leaded window to one side and two eye level opaque double glazed windows to the other side of the hall, solid oak flooring which extends across the whole of the ground floor accommodation, stairs with hand rail leading to the first floor, panelling to the lower parts of the wall in the entrance hall and doors leading to:

#### Lounge

13'7 x 11'2 approx (4.14m x 3.40m approx)

Double glazed windows to the front and side, opaque leaded double glazed window to the rear, coal effect gas fire set in a tiled surround with hearth, radiator, beams to the ceiling and oak flooring.

#### Dining/Sitting Room

13'5 x 11'8 approx (4.09m x 3.56m approx)

Double glazed window to the front and two opaque double glazed windows to the rear, radiator, oak flooring, log burning stove set on a plinth with a wooden mantle over, beams to the ceiling, radiator and a high level shelf.

#### Kitchen

13'10 x 5'9 to 5'3 approx (4.22m x 1.75m to 1.60m approx)

The kitchen extends from the sitting/dining room and has wood grain effect units with brushed stainless steel fittings and wooden work surfaces and includes a circular sink with a mixer tap and a four ring hob set in a wooden work surface which extends to two sides and has drawers and cupboards below, matching eye level wall cupboards, glass fronted display cabinet with shelving to one side, opaque double glazed window to the side and a high level double glazed window, tiling to the walls by the work surface areas, integrated oven with two drawers below, further wooden work surface/breakfast bar set in a recess with lighting over, radiator, panelling to the lower parts of the walls, recessed lighting to the ceiling and a stable door with an inset glazed panel to the top section leading out to the garden.

#### First Floor Landing

There is a sky light window and two opaque double glazed windows to the rear and wood panelled doors leading to the bedrooms and bathroom.

#### Bedroom 1

13'9 x 11'7 to 8'9 approx (4.19m x 3.53m to 2.67m approx)

Double glazed windows to the front and side, pine flooring, radiator and a shelved surface over the bulkhead of the stairs.

#### Bedroom 2

13'1 x 11' approx (3.99m x 3.35m approx)

Double glazed window to the front, radiator, hatch to the loft and a feature tiled recess with hearth set in the chimney breast.

#### Shower Room

The shower room has a large walk-in shower with a mains flow shower system, tiling to the walls and floor and there is an opaque double glazed window to the front, hand basin with a mixer tap set on a wooden work surface with a towel rail and shelf below and a low flush w.c. with concealed cistern, opaque double glazed window to the side, radiator with a rail over, pine flooring, mirror fronted wall cabinet and a Baxi boiler is housed in a shelved airing/storage cupboard.

#### Outside

The rear garden is entered from Drury Avenue through a wooden gate which provides vehicle access and there is also a pedestrian gate with a wall and established bushes to the boundary, there is a pebbled area with borders to the sides and paths lead to the door and the kitchen. The path extends around

the left hand side of the property where there is a greenhouse, what was a wash house and provides ideal storage facility and an outside storage area for bins and other items. There is a garage building with a wrought iron gate to the side which provides access into a further garden area which has over recent years been used as a vegetable garden with five raised beds and a series of paths, there are four apple trees, a pear tree, raspberry canes and strawberry plants in a brick edged border around the side of this garden and there is a wall to the rear boundary, fencing to two sides and a hedge to the boundary by the road.

There are various buildings included within the garden area and these include the following.

#### Garage

15'10 x 8' approx (4.83m x 2.44m approx)

The garage is constructed of brick with a pitched tiled roof and includes a glazed section which helps with the growing of pineapples and other fruit plants within this building when it was originally constructed as part of the Spondon Hall estate. When you visit the property you will see the original heating system that was included within the building, all of which adds to the history of this lovely home. The garage has a pair of recently fitted wooden doors to the front which have inset glazed panels.

#### Greenhouse

7'6 x 4'10 approx (2.29m x 1.47m approx)

The greenhouse is constructed of brick with glass panellings which might need some attention and has two beds for growing tomatoes and other plants.

#### Wash House

8'8 x 6' approx (2.64m x 1.83m approx)

The original wash house has a large porcelain sink with a cold water supply set on a glazed tiled plinth, there is a wooden door to the front with inset glazed panels with windows to either side of the door. The wash house makes an ideal workshop, wood store or storage area and there is an outside tap on the side of this building.

#### Directions

Proceed out of Long Eaton along Derby Road continuing over the traffic island and through the villages of Breaston and Draycott. Upon reaching Borrowash turn left onto Nottingham Road following the road for some distance and turn left into Drury Avenue.  
8756AMMP

#### Council Tax

Derby Council Band C

#### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 18mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

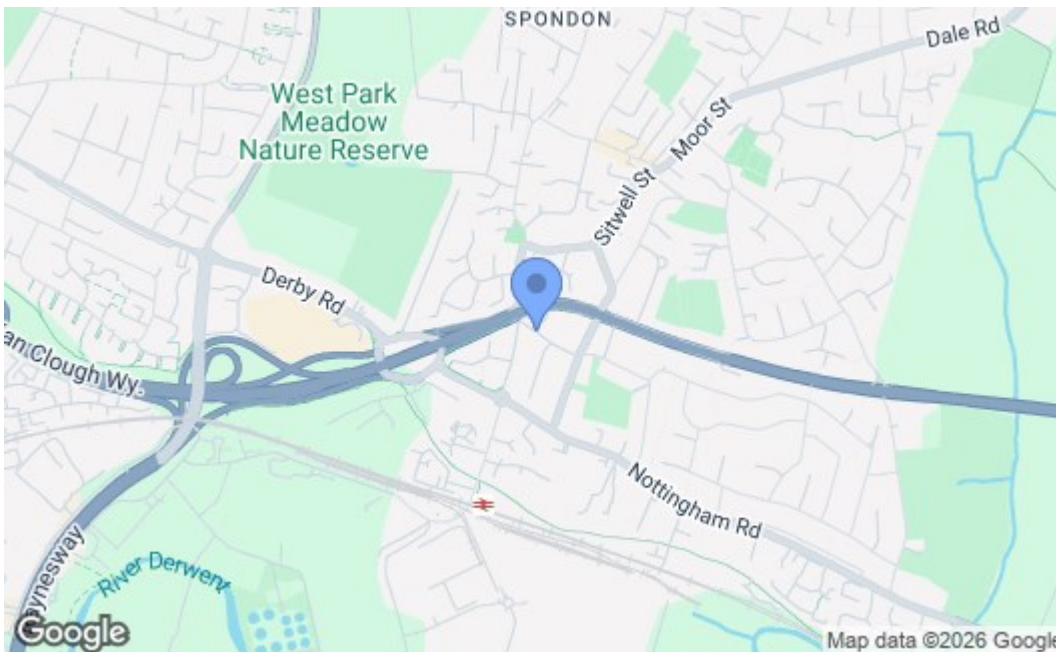
Any Legal Restrictions – No

Other Material Issues – No





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metsex CC025



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		58	
(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.