



Willowside Green,  
Spondon, Derby  
DE21 7SP

**O/I/R £200,000 Freehold**





THIS IS A RELATIVELY NEW THREE DOUBLE BEDROOM SEMI DETACHED PROPERTY WHERE THE ACCOMMODATION IS ARRANGED OVER THREE LEVELS.

We are very pleased to be asked to market this semi detached property which provides well proportioned accommodation arranged on three floors. The property is being sold with the benefit of no upward chain and for the size of the accommodation included and privacy of the rear garden to be appreciated, we strongly recommend that interested parties do take a full inspection. The property is now in need of some TLC but it really is only decoration that is required to make this a lovely home which will suit a whole range of buyers, from people purchasing their first property through to a family who are looking for a three bedroom home or someone who is looking for a property that would be easy to rent. The property also has the benefit of an adjoining brick garage positioned to the left hand side of the house and there is a path leading from the front via the left of the garage to the private rear garden.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits of gas central heating and double glazing. In brief the property includes a reception hall with a ground floor w.c. off, a large lounge/sitting room, a fitted kitchen which is positioned to the front of the house and to the first floor there are two double bedrooms and the bathroom and to the second floor the main bedroom which has a walk-in wardrobe and separate shower room. Outside there is the adjoining garage, a drive and a small garden area to the front and to the rear a patio and lawned area with the garden being kept private by having fencing and hedging to the boundaries.

The property is within easy reach of the local amenities and facilities provided by Spondon and Borrowash with there being an Asda superstore in Spondon and Sainsbury's at Pride Park which is only a few minutes drive away. There are excellent schools for all ages within easy reach, healthcare and sports facilities, walks in the nearby countryside and the transport links include J25 of the M1, East Midlands Airport, stations at Derby 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 leading through a panelled front door with an inset ornate glazed panel to:

## Reception Hall

Stairs to the first floor, radiator, cornice to the wall and ceiling and built-in cloaks cupboard.

## Ground Floor w.c.

Having a white low flush w.c., hand basin with double cupboard and shelves beneath, radiator and opaque double glazed window.

## Lounge/Sitting Room

15'2 x 12'9 reducing to 9'4 approx (4.62m x 3.89m reducing to 2.84m approx)

Double glazed double opening French doors with windows to the side set in a box bay leading out to the private rear garden, coal effect fire set in an Adam style surround with an inset and hearth, radiator, cornice to the wall and ceiling, built-in understairs storage cupboard and TV point.

## Kitchen

7'8 x 6'2 approx (2.34m x 1.88m approx)

The kitchen is fitted with a stainless steel sink with a mixer tap and a four ring hob set in an L shaped work surface with spaces beneath for an automatic washing machine, fridge and freezer and there are also cupboards and drawers and oven below the work surface area, Ideal boiler housed in a fitted cupboard, matching eye level wall cupboards, tiling to the walls by the work surface areas, hood over the cooking area, double glazed window to the front and radiator.

## First Floor Landing

The balustrade is continued from the stairs onto the landing and there is a second flight of stairs leading to the second floor and radiator.

## Bedroom 2

12'10 x 10'3 reducing to 8'5 approx (3.91m x 3.12m reducing to 2.57m approx)

Two double glazed windows to the front and radiator.

## Bedroom 3

12'10 x 10'4 reducing to 8'8 approx (3.91m x 3.15m reducing to 2.64m approx)

Double glazed window to the rear and radiator.

## Bathroom

The bathroom has a white suite including a panelled bath with hand rail, a mixer tap and tiled splashback, hand basin with mixer tap set on a surface with double cupboard and shelving below, low flush w.c, radiator, X-pelair fan, opaque double glazed window, mirror to one wall and electric shaver/toothbrush point.

## Second Floor Landing

Door to:

## Bedroom 1

12'9 reducing to 9'3 x 10'8 approx (3.89m reducing to 2.82m x 3.25m approx)

The main bedroom has a double glazed window to the front and a further double glazed window to the side, TV point and radiator.

## Walk-in Wardrobe

Having a shelf and hanging space, radiator and a hot water tank in the built-in airing/storage cupboard.

## Shower Room

The shower room has a corner shower with a mains flow shower system, tiling to two walls, sliding glazed door and protective screen, low flush w.c. and hand basin with mixer tap set in a surface with double cupboard and shelving beneath, electric shaver/toothbrush point, chrome ladder towel radiator, Velux window and tiling to the walls by the w.c. and sink areas.

## Outside

At the front of the property there is a drive leading to the garage and path with railings leading to the front door. To the left of the garage there is a path leading through a gate to the rear garden. At the rear of the property there is a slabbed patio that extends to a path running across the bath of the house and to the left hand side of the property which takes you out through a gate to the front. There are lawned areas which need attention and fencing and hedging to the boundaries. There is an outside water supply provided.

## Garage

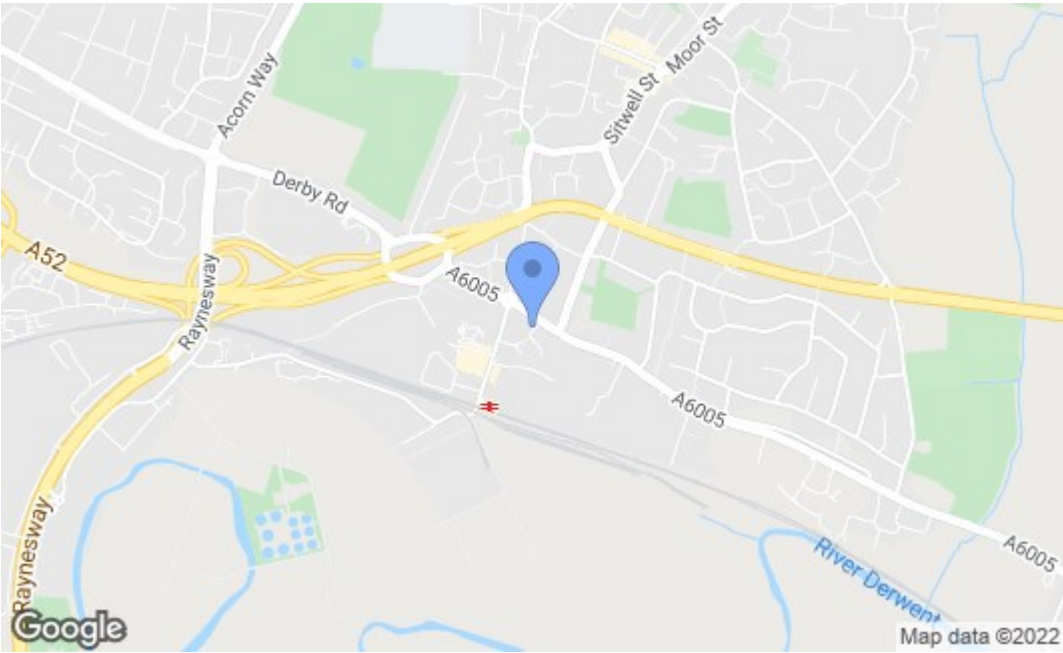
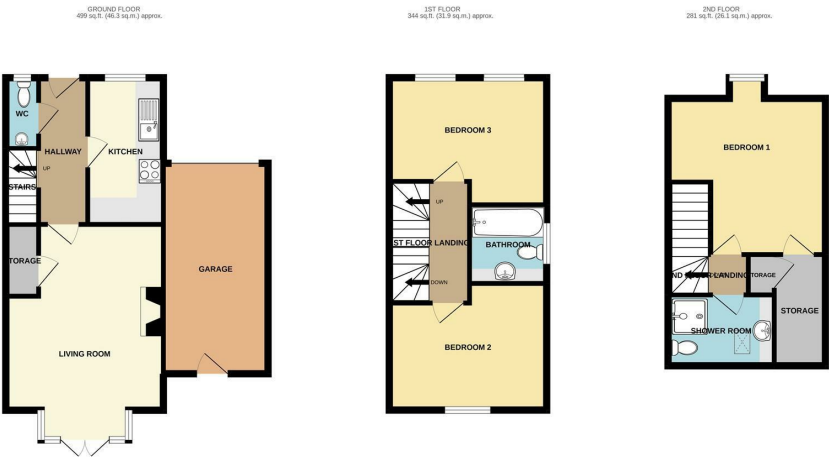
17'3 x 8'6 approx (5.26m x 2.59m approx)

Adjoining brick garage with an up and over door to the front and a door leading out to the rear garden, power and lighting and there is a storage facility in the roof space.

## 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 for some distance and turn left into Willowside Green and the property can be identified by our for sale board.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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		
England & Wales 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.