Robert Ellis

look no further...

Cambridge Street,
Spondon, Derby
DE21 7PZ

£210,000 Freehold

0115 946 1818

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A THREE BEDROOM SEMI DETACHED HOME SITUATED ON CAMBRIDGE STREET IN SPONDON, OFFERING GENEROUS LIVING ACCOMMODATION, AN EXTENSIVE REAR GARDEN AND OFF ROAD PARKING.

Robert Ellis are pleased to bring to the market this well proportioned semi detached property, situated within a popular residential location in Spondon. Offering excellent space throughout, the property would make an ideal family home with the potential for a purchaser to further personalise and improve to their own taste. An internal viewing is highly recommended to fully appreciate the generous accommodation, extensive garden and potential this property has to offer.

The accommodation comprises a spacious lounge, providing a comfortable and welcoming living area, together with a kitchen diner offering excellent space for both cooking and family dining.
To the first floor are three well proportioned bedrooms and the family bathroom, providing good accommodation for a growing family. Externally, the property benefits from an extensive rear garden, offering an excellent amount of outdoor space with plenty of potential for entertaining, gardening and family enjoyment. There is also off road parking to the front.

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.

Entrance Hall
Composite door to the front, stairs to the first floor, radiator, door to:

Lounge
14' x 13'2 approx (4.27m x 4.01m approx)
Double glazed window to the front, radiator, understairs storage cupboard and door to:

Kitchen Diner
17'3 x 9'5 approx (5.26m x 2.87m approx)
Double glazed windows to the side and rear, double glazed door to the rear, radiator, matching wall and base units with work surfaces over, integrated electric oven, four ring induction hob and extractor over, part tiled walls, stainless steel sink and drainer, space for a fridge freezer, plumbing for a washing machine and tiled floor.

First Floor Landing
Loft access hatch, double glazed window to the side and doors to:

Bedroom 1
11'7 x 9'6 approx (3.53m x 2.90m approx)
Double glazed window to the rear, radiator, cupboard housing the boiler.

Bedroom 2
13'2 x 8'3 approx (4.01m x 2.51m approx)
Double glazed window to the front, radiator.

Bedroom 3
5'5 to 8'10 x 10'2 approx (1.65m to 2.69m x 3.10m approx)
Double glazed window to the front, radiator.

Bathroom
Double glazed window to the rear, low flush w.c., pedestal wash hand basin, tiled panelled bath with shower over, extractor fan.

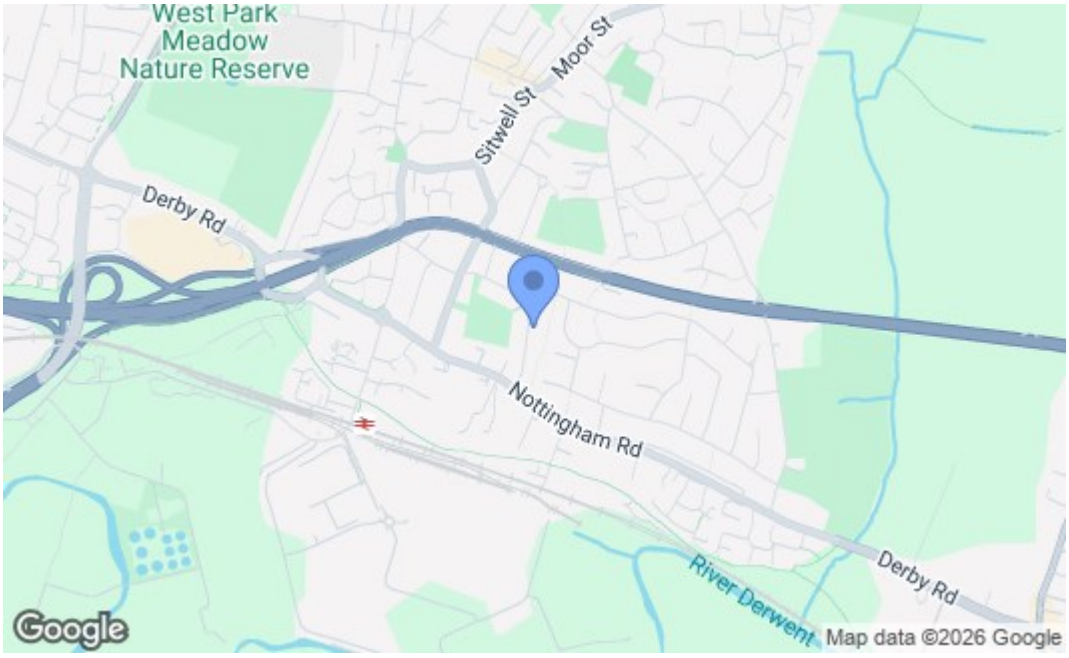
Outside
At the front of the property there is off road parking with a tarmac driveway and dropped curb.

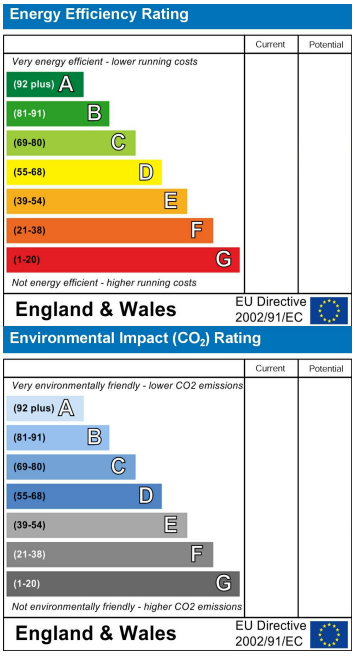
The rear garden has a patio, fencing to the boundaries, long extensive garden which is laid mainly to lawn.

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 right onto Cambridge Street.
9535CO

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 79mbps 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.

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