



Fowler Avenue  
Spondon, Derby DE21 7GR

A THREE BEDROOM SEMI DETACHED  
HOUSE.

**£225,000 Freehold**



We are pleased to offer for sale this particularly well maintained three bedroom semi detached house.

Situated towards the head of a cul de sac on a larger than average garden plot and set back from the road with an attractive frontage with a driveway providing parking for several vehicles leading to a single garage.

The rear gardens are attractively landscaped and offer a good degree of privacy.

There are many features to this property including an open plan family dining kitchen with a modern range of fitted units. Patio doors from the kitchen lead to a uPVC double glazed conservatory. The whole house has double glazed windows and is heated from a gas combination boiler.

Situated in this popular and established residential suburb, the property is within a half mile walk of primary and secondary schools, as well as the amenities Spondon has to offer. For those looking to commute, the A52 is a short drive away linking Nottingham and Derby, as well as Junction 25 of the M1 motorway.

This property is ideal for first time buyers and young families, and comes to the market with NO UPWARD CHAIN. An internal viewing is recommended.



## HALLWAY

Double glazed window, front entrance door, stairs to the first floor with understairs store cupboard. Door to dining kitchen.

## DINING KITCHEN

16'7" x 10'3" (5.07 x 3.13)

Incorporating a range of modern fitted wall, base and drawer units, with square edge work surfacing and inset single bowl sink unit with drainer. Built-in electric oven, gas hob and extractor hood over. Space and plumbing for washing machine and dishwasher and further appliance space. Table and chair space, double glazed windows to the rear, patio door to the conservatory and glazed double doors opening to the lounge.

## LOUNGE

13'1" x 10'3" (4.01 x 3.14)

Radiator, double glazed window to the front.

## CONSERVATORY

10'2" x 9'10" (3.11 x 3.01)

uPVC double glazed windows on a brick dwarf wall with French doors opening to the rear garden.

## FIRST FLOOR LANDING

Double glazed window. Doors to bedrooms and bathroom.

## BEDROOM ONE

12'11" x 9'11" (3.95 x 3.03)

Radiator, double glazed window to the front.

## BEDROOM TWO

10'8" x 9'11" (3.27 x 3.03)

Radiator, double glazed window to the rear.

## BEDROOM THREE

9'10" less baulk head of stairs x 6'5" (3 less baulk head of stairs x 1.97)

Radiator, double glazed window to the front.

## BATHROOM

7'2" x 6'5" (2.19 x 1.97)

Incorporating a modern three piece suite comprising wash hand basin, low flush WC and bath with electric shower

and screen over. Partially tiled walls, heated towel rail, double glazed window.

## OUTSIDE

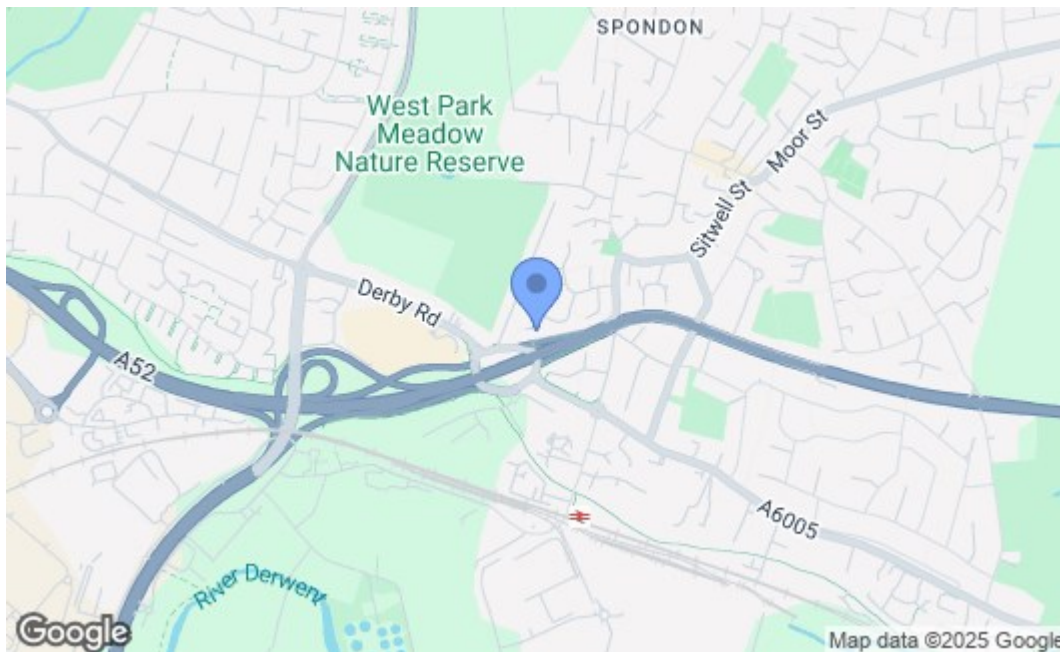
The property is set back from the road with a semi-enclosed garden laid to lawn flanked with shrub beds. A driveway provides off-street parking for at least three vehicles and continues along the side of the property to the garage. There is gated pedestrian access adjacent to the garage leading to the rear garden. The rear garden offers a good degree of privacy and has patio, lawn, gravel and shrub beds.

## GARAGE

19'5" x 8'6" (5.93 x 2.61)

Brick built garage with up and over door to the front, light and power, courtesy door to the side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.