Robert Ellis

look no further. . .

Marina Drive
Spondon, Derby DE21 7AF

A TWO BEDROOM SEMI DETACHED BUNGALOW OFFERED FOR SALE WITH NO UPWARD CHAIN.

£230,000 Freehold

ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS WELL PRESENTED TWO BEDROOM SEMI DETACHED BUNGALOW POSITIONED IN THIS SOUGHT AFTER AND ESTABLISHED RESIDENTIAL AREA.

With flat, easy access accommodation on one floor comprising "L" shaped entrance hallway accessed via an entrance porch to the side, two bedrooms to the front, spacious extended lounge/diner, breakfast kitchen, shower room and separate WC.

The property also benefits from gas fired central heating, double glazing, off-street parking, detached garage to the rear and an enclosed, easy to maintain garden.

The property is located in this quiet residential location with easy access to nearby countryside such as Locko Park and attractions such as Blue Bell Dairy Farm. There are good access links to nearby shopping facilities, amenities and transport networks including the A52 and M1.

We believe the property provides a great opportunity to downsize to a single level property and we highly recommend an internal viewing.

ENTRANCE PORCH
2'11" x 2'8" (0.90 x 0.82)
uPVC panel and double glazed side entrance door, panelled ceiling, tiled walls and further uPVC panel and double glazed door into the hallway.

"L" SHAPED ENTRANCE HALLWAY
16'0" max x 7'9" (4.88 max x 2.37)
Doors to all rooms, decorative coving, loft access point to a partially boarded loft space, radiator and coat pegs.

SEPARATE WC
5'7" x 2'3" (1.71 x 0.71)
Double glazed window to the side (with fitted blinds), panelled ceiling, fully tiled walls and floor, push flush WC and radiator.

SHOWER ROOM
10'8" x 7'1" (3.26 x 2.17)
Spacious room comprising of an over-sized shower cubicle with tiled walls and mains shower, glass screen and shower door, wash hand basin with mixer tap and ample storage surrounding, double glazed window to the side (with fitted blinds), radiator, tiled floor, chrome ladder towel radiator, decorative coving and two useful bathroom storage cabinets.

BEDROOM ONE
11'11" x 8'1" (3.64 x 2.48)
Double glazed window to the front (with fitted blinds), radiator, coving and fully fitted sliding door wardrobes with matching overhead storage cupboards.

BEDROOM TWO
10'8" x 10'3" (3.27 x 3.13)
Double glazed bow window to the front (with fitted blinds), radiator and coving.

LOUNGE
14'6" x 9'11" (4.43 x 3.04)
Feature Adam-style fire surround with curved hearth incorporating coal effect fire, media points, coving and archway through to the dining area.

DINING AREA
9'4" x 8'8" (2.85 x 2.65)
Radiator, coving and double glazed French doors opening out to the rear garden (with fitted blinds). Door to kitchen.

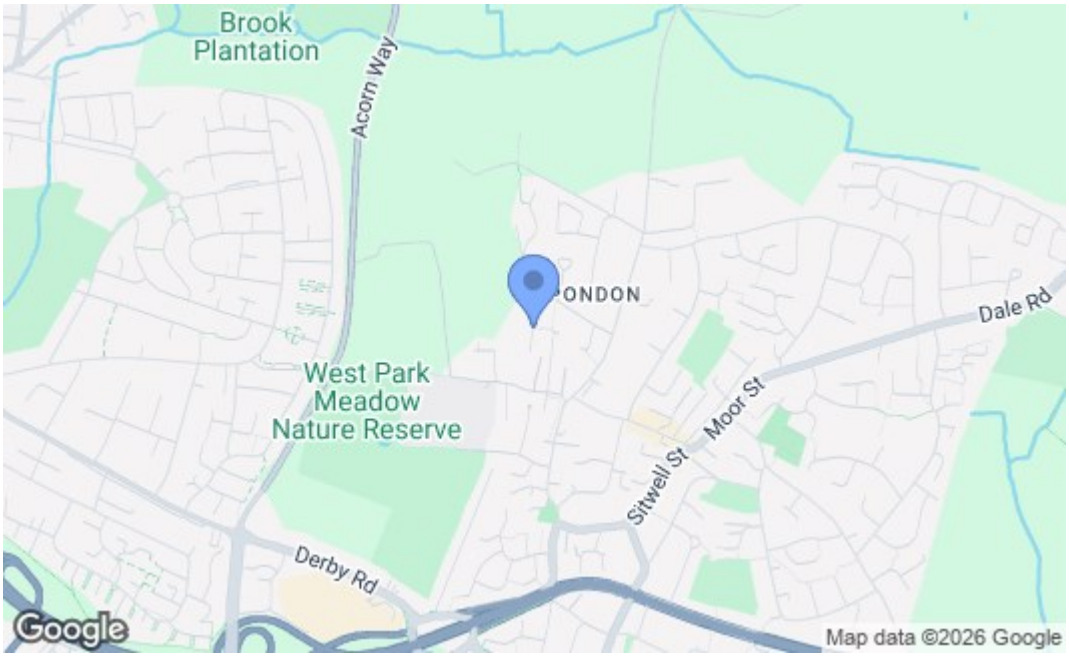
BREAKFAST KITCHEN
12'5" x 10'1" (3.79 x 3.09)
The kitchen comprises a matching range of fitted base and wall storage cupboards, with roll top work surfaces incorporating a one and a half bowl sink unit with draining board and central swan-neck mixer tap. Space for cooker, fridge/freezer and plumbing for washing machine, wall mounted gas fired combination boiler for central heating and hot water, double glazed window to the rear, uPVC panel and double glazed exit door to the garden, part panelling to the walls, partial wall tiling, tiled floor, space for table and chairs, and radiator.

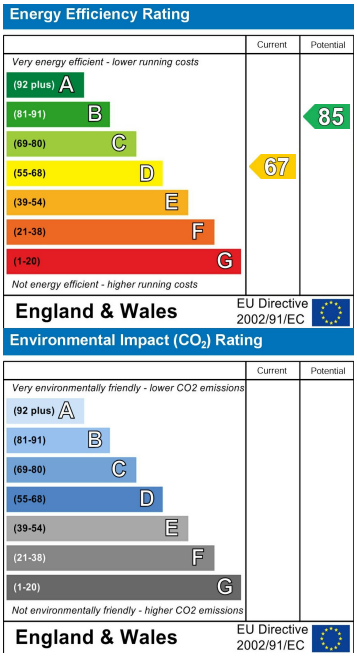
OUTSIDE
To the front of the property, there is a lowered kerb entrance point to a driveway providing off-street parking which in turn leads down the right hand side of the property towards the detached garage and into the rear garden. The front offers raised flowerbeds and borders housing a variety of bushes and shrubbery with decorative gravel stone chippings. The rear garden is designed for straightforward maintenance, being predominantly paved with timber fencing with concrete posts and gravel boards to the boundary lines. Raised/shaped flowerbeds housing a variety of bushes and shrubbery, gated access back onto the driveway and personal access door into the garage. Within the garden, there is an external water tap and lighting point.

DETACHED GARAGE
Up and over door to the front, uPVC door to the side, double glazed window to the rear, power and lighting points.

DIRECTIONS
From the centre of the village, proceed towards Church Street which in turn becomes Locko Road and take an eventual left onto Royal Hill Road. Take a left turn into the cul de sac of Marina Drive and the property can be found towards the end of the cul de sac on the right hand side, identified by our For Sale board.

AGENTS NOTE
Some of the internal images have virtual staging to give an impression of how to furnish the property.





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.