



Lancaster Walk
Spondon, Derby DE21 7LS

£415,000 Freehold

A MODERN 2018 CONSTRUCTED FOUR
BEDROOM DETACHED FAMILY HOUSE.



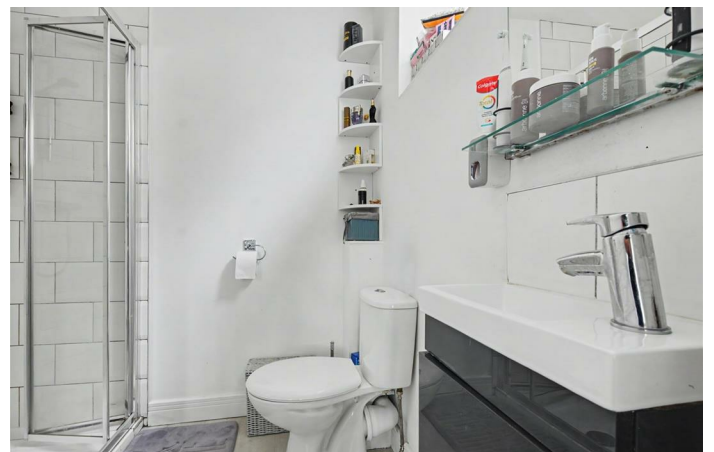
ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS MODERN 2018 CONSTRUCTED FOUR BEDROOM, TWO BATHROOM, THREE TOILET DETACHED FAMILY HOUSE POSITIONED WITHIN THIS POPULAR RESIDENTIAL CUL DE SAC.

With accommodation over two floors, the ground floor comprises entrance hall, ground floor WC, living room, open plan "L" shaped dining kitchen and utility room. The first floor landing provides access to four bedroom, principal with en-suite, and family bathroom.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking and detached garage with power and lighting. The property also boasts a generous enclosed side and rear garden with ample entertaining space.

The property is located in this residential cul de sac within close proximity of excellent nearby transport links, schooling and open space (Dale Road Park) along side nearby shops, services and amenities such as Asda, B&M and Derby city centre.

We believe the property will make an ideal long term family home, with the comforts of being under 10 years old. We highly recommend an internal viewing.



ENTRANCE HALL

22'0" x 6'2" (6.73 x 1.90)

uPVC panel and double glazed front entrance door with double glazed window running to the side of the door, radiator, spotlights, alarm control panel, laminate flooring, panel and glazed doors into the living room, further doors into the ground floor WC and kitchen/diner, double glazed window to the right hand side and staircase rising to the first floor.

GROUND FLOOR WC

6'3" x 2'11" (1.93 x 0.90)

Modern white two piece suite comprising push flush WC and wash hand basin with mixer tap and tiled splashbacks. Useful understairs storage space, radiator, laminate flooring, coat pegs, spotlights and extractor fan.

LIVING ROOM

17'10" x 11'0" (5.46 x 3.37)

Double glazed bow window to the front (with fitted blinds), decorative panelling to either side of the media unit, TV space, shelving, radiator, media and router points, laminate flooring.

OPEN PLAN "L" SHAPED KITCHEN DINER

17'9" x 14'5" (5.42 x 4.41)

The kitchen area comprises a matching range of fitted base and wall storage cupboards and drawers, with butcher's block style square edge work surfacing incorporating one and a half bowl sink unit with draining board and pull-out spray hose mixer tap with splashbacks, laminate flooring. Fitted four ring gas hob with extractor over and oven beneath, integrated fridge, freezer and dishwasher. The kitchen area then opens out to a dining space where there is ample space for a good sized table and chairs, decorative panel to dado height on one wall, uPVC panel and double glazed French doors (with fitted blinds) then open out onto the rear garden decking. Within the kitchen/diner there is also a double glazed window to the rear, spotlights and radiator. Door into the utility room.

UTILITY

10'11" x 5'11" (3.33 x 1.81)

Equipped with a matching range of fitted base and wall storage cupboards and drawers with butcher's block style square edge work surfacing incorporating single sink and draining board with central mixer tap and tiled splashbacks. Plumbing for washing machine and space for tumble dryer. Extractor fan, spotlights, uPVC panel and double glazed exit door, double glazed window to the side of the door, boiler cupboard housing the gas fired combination boiler (for central heating and hot water).

FIRST FLOOR LANDING

Decorative wood spindle balustrade, doors to all bedrooms and bathroom, radiator.

BEDROOM ONE

12'4" x 11'0" (3.76 x 3.37)

Double glazed window to the front (with fitted blinds), radiator with display cabinet, TV point, door to en-suite.

EN-SUITE

6'6" x 6'3" (2.00 x 1.92)

Modern white three piece suite comprising separate tiled and enclosed shower cubicle with mains shower and foldaway glass shower screen, push flush WC, wash hand basin with mixer tap, tiled splashback and storage cabinet beneath. Double glazed window to the side, spotlights, extractor fan, wall mounted ladder towel radiator.

BEDROOM TWO

11'0" x 9'10" (3.36 x 3.02)

Double glazed window to the rear (with fitted blinds), radiator, TV point.

BEDROOM THREE

11'1" x 8'9" (3.40 x 2.68)

Double glazed window to the rear (with fitted blinds), radiator.

BEDROOM FOUR

9'9" x 9'1" (2.98 x 2.78)

An "L" shaped room, making the most of the space. Double glazed window to the front (with fitted blinds), radiator, TV point. Loft access point with pull-down loft ladder to a partially boarded, lit and insulated loft space.

BATHROOM

7'4" x 5'6" (2.24 x 1.69)

Modern white three piece suite comprising panel bath with mixer tap, mains shower, foldaway glass shower screen, wash hand basin with mixer tap and tiled splashbacks, push flush WC. Double glazed window to the side (with fitted blinds), tiling surrounding the bath, spotlights, extractor fan, chrome ladder towel radiator.

OUTSIDE

To the front of the property, there is a lowered kerb entry point to a tarmac driveway providing off-street parking which in turn provides access to the detached garage, entrance door and pathway via a side gate into the side and rear garden.

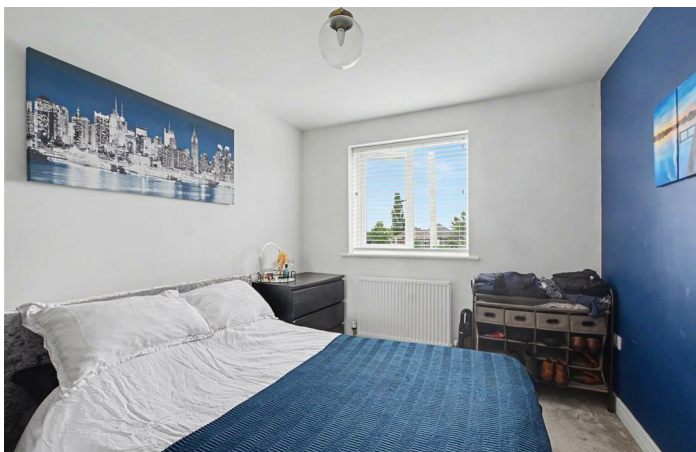
TO THE SIDE & REAR

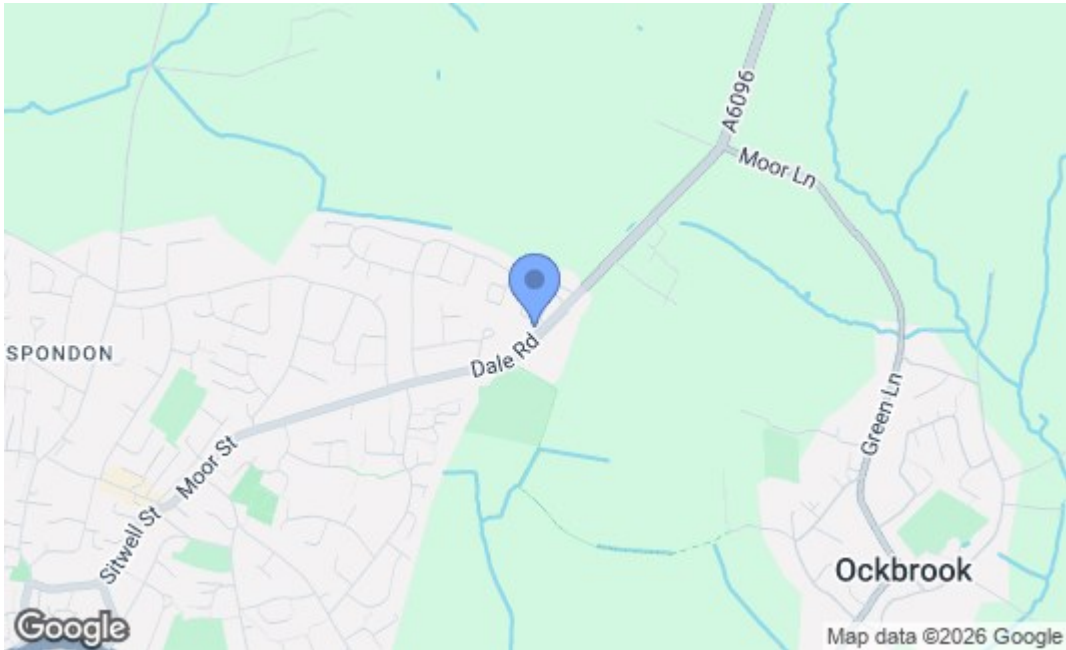
The side and rear gardens are enclosed by timber fencing with concrete posts and gravel boards split into various sections with the side being predominantly paved providing access to the personal access door into the garage and pedestrian gate leading back to the front. Externally, there is a water tap, power socket and lighting points, as well as an artificial lawn section and a decked covered seating entertaining space with solid oak structure and covered pitched roof.

DETACHED GARAGE

17'5" x 9'4" (5.32 x 2.87)

Up and over door to the front, uPVC panel and double glazed personal access door to the side, power and lighting points.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.