

Locko Road  
Spondon, Derby DE21 7AR

**£595,000 Freehold**

A TRULY IMPRESSIVE FOUR BEDROOM  
RENOVATED DETACHED FAMILY HOME.



ROBERT ELLIS HAVE GREAT PLEASURE IN WELCOMING TO THE MARKET THIS SYMPATHETICALLY RENOVATED AND MUCH IMPROVED FOUR BEDROOM, TWO BATHROOM, THREE TOILET DETACHED FAMILY HOME SITUATED IN THIS POPULAR VILLAGE LOCATION.

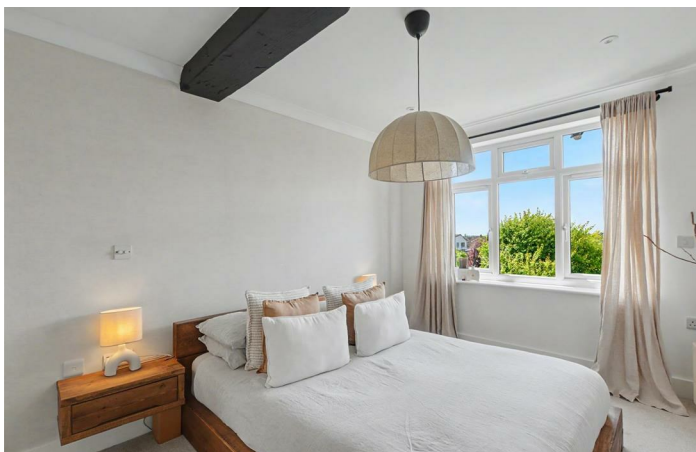
With accommodation over two floors, the ground floor comprises entrance hall, useful ground floor WC, dining room, separate living room, open plan living dining kitchen incorporating a snug area, and separate utility room. The first floor landing then provides access to a principal bedroom incorporating a dressing room and en-suite, three further bedrooms and a modern bathroom.

The property also benefits from from gas fired central heating from a combination boiler, double glazing, burglar alarm system with door sensors, ample off-street parking and a generous and private rear garden where the sun sets.

The property has undergone a recent program of improvements including renovation of the kitchen, bathroom, en-suite and ground floor WC, along with provision of quartz work surfaces and high quality carpets.

The property is located in this popular Derbyshire village which retains easy access to excellent nearby transport links such as the A52 and Junction 25 of the M1 motorway. There is also easy access to the nearby village amenities and ample outdoor countryside space including Locko Park.

The property can easily be described as ready to move into and we believe would make an ideal long term family home and highly recommend an internal viewing.



## RECEPTION HALLWAY

19'9" x 7'10" (6.02 x 2.41)

Central feature composite entrance door surrounded by double glazed panels to both sides of the door and the side of the hallway, alarm control panel, radiator, staircase rising to the first floor with decorative wood spindle balustrade, coving, LED spotlights, media points, parquet style flooring. Doors leading to the living room, dining room and ground floor WC. Further opening leading to the living dining kitchen.

## GROUND FLOOR WC

White two piece suite comprising wash hand basin and WC.

## DINING ROOM

19'1" x 9'5" (5.84 x 2.89)

Double glazed window to the front (with fitted blinds), coving, wall light points, LED spotlights, radiator, parquet style flooring to match the hallway, fitted cabinets to one wall incorporating an in-built dishwasher and wine fridge with quartz work surfaces above.

## UTILITY ROOM

11'9" x 9'9" (3.60 x 2.98)

Range of base storage cupboards to match the kitchen with quartz work surfaces incorporating an inset sink unit with central mixer tap. Space for American-style fridge freezer, as well as further appliances space including washing machine, plumbing and tumble dryer. LED spotlights, extractor fan, double glazed window to the side, uPVC panel and double glazed exit door to outside. Opening to the kitchen.

## OPEN PLAN LIVING DINING KITCHEN

29'8" x 11'10" (9.05 x 3.62)

The kitchen space comprises of a recently re-fitted range of matching base and wall storage cupboards and drawers, with quartz work surfaces incorporating inset single sink unit with central swan-neck mixer tap. Integrated dishwasher, in-built double oven with warming drawer beneath, five ring induction hob with double extractor canopy over, under-cabinet lighting, radiator, parquet-style flooring to match the hallway, double glazed window to the rear overlooking the rear garden, LED spotlights, coving. Opening through to the snug/family area with decorative panelling to one wall, walk-in double glazed box bay style window to the rear with French doors opening out to the rear garden patio.

## LIVING ROOM

17'9" x 11'9" (5.43 x 3.60)

Double glazed bay window to the front, radiator, coving, dado rail, LED spotlights, media points, inset with exposed brickwork for freestanding fireplace.

## FIRST FLOOR LANDING

Decorative wood spindle balustrade continued from the entrance hall, LED spotlights, coving. Doors to bedrooms and bathroom. Loft access point with wooden pull-down loft ladders to a majority floored loft space with skylight.

## BEDROOM ONE

13'3" x 9'6" (4.05 x 2.90)

Double glazed window to the rear overlooking the rear garden and rolling countryside beyond, radiator, coving, LED spotlights, decorative central beam. Opening through to the dressing area.

## DRESSING AREA

9'6" x 5'6" (2.90 x 1.69)

Central decorative beam, LED spotlights, coving, hanging rails to either side. Opening through to the en-suite.

## EN-SUITE

9'4" x 6'7" (2.87 x 2.02)

Modern suite comprising walk-in tiled shower cubicle with dual attachment mains shower over, glass screen and sliding shower door, push flush WC, double sinks with twin waterfall style mixer taps and shelving beneath. Decorative tiling to the floor and walls, LED spotlights, extractor fan, ladder towel radiator, decorative panel to one wall, double glazed window to the front (with fitted blinds).

## BEDROOM TWO

14'4" x 11'10" (4.38 x 3.61)

Double glazed bay window to the front, radiator, coving, LED spotlights.

## BEDROOM THREE

12'7" x 12'1" (3.86 x 3.69)

Double glazed window to the rear overlooking the rear garden and countryside beyond, radiator, coving, LED spotlights.

## BEDROOM FOUR

9'4" x 6'11" (2.86 x 2.12)

Double glazed oriel bay window to the front, radiator, coving.

## BATHROOM

8'11" x 6'9" (2.72 x 2.07)

Recently replaced modern white suite comprising a curved end bathtub with mixer tap, dual head mains shower attachment and curved glass shower screen, push flush WC, wash hand basin with mixer tap and storage drawers beneath. Double glazed window to the rear, LED spotlights, extractor fan, ladder towel radiator, boiler cupboard housing the gas fired combination boiler (for central heating and hot water).

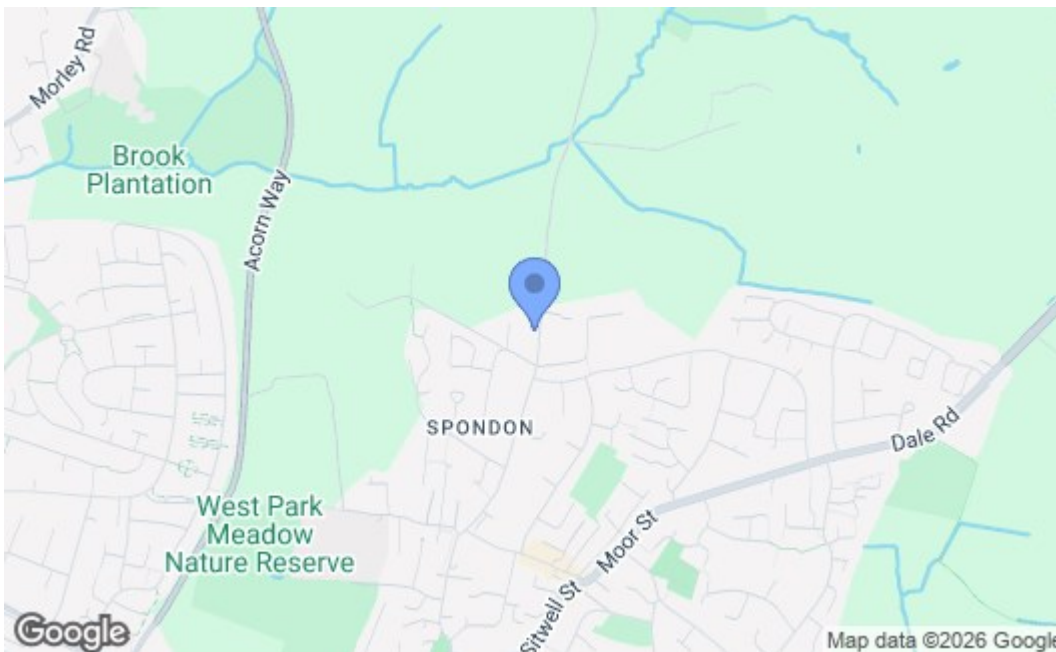
## OUTSIDE

To the front of the property, there is a lowered kerb entry point to a predominantly gravelled front driveway providing off-street parking for several vehicles with decorative block paved edging to the top end of the drive. Access to the front entrance door, pedestrian access to the side and rear.

## TO THE REAR

The rear garden is a fantastic overall size incorporating a generous porcelain slab patio entertaining space, a generous lawn, with planted borders to one side incorporating a variety of bushes, shrubs, trees and plants. Within the garden, there is an external water tap, lighting point and garden storage.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	73
(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>			
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.