Robert Ellis

look no further. . .

Windlass Way
Spondon, Derby DE21 7UH

WE ARE PLEASED TO OFFER FOR SALE
THIS NEARLY NEW THREE BEDROOM SEMI
DETACHED HOUSE

Offers Over £220,000 Freehold

WE ARE PLEASED TO OFFER FOR SALE THIS NEARLY NEW THREE BEDROOM SEMI DETACHED HOUSE.

Built by Wheeldon Homes in 2020 and having the benefit of all the comforts of a modern home, being very energy efficient with gas fired central heating served from a combination boiler and triple glazed windows. The current owners had a number of additional extras including a fully fitted kitchen with quartz work surfaces and built-in appliances offering a touch of luxury to this open plan space which enjoys aspects over the landscaped rear garden.

Tucked away in a small courtyard with one other property at the end of Windlass Way, conveniently situated just off Nottingham Road (A6005) which has a regular bus service and is close to the local amenities of Spondon. Derby city centre is also within easy reach as is the A52 to Nottingham and J25 of the M1 motorway.

Benefiting from off street parking for two vehicles at the front, the current owners have spent time landscaping the rear gardens offering an attractive place to sit and relax with patio, lawn and a raised decked terrace finished with artificial lawn and there is a useful garden shed.

Equally suited to first time buyers and young families we recommend an early internal viewing.

Entrance Hall
Double glazed front entrance door, stairs to the first floor.

Cloaks/w.c.
Incorporating a two piece suite comprising of a wash hand basin and low flush w.c. Radiator, triple glazed window.

Lounge
15'3" x 11'9" approx (4.67m x 3.6m approx)
Radiator, triple glazed window to the front.

Dining Kitchen
14'9" x 8'11" approx (4.52m x 2.72m approx)
Incorporating a comprehensive fitted range of wall, base and drawer units with contemporary quartz work surfaces and inset single bowl sink unit with single drainer. Built-in five ring gas hob with extractor hood over. Built-in electric oven, integrated fridge and freezer, plumbing and space for a washing machine. Cupboard housing a wall mounted gas combination boiler (for central heating and hot water), useful utility closet with light and power. Triple glazed window and triple glazed French doors open to the rear garden.

First Floor Landing
Doors to bedrooms and bathroom.

Bedroom 1
12'11" to wardrobes x 8'11" approx (3.96m to wardrobes x 2.72m approx)
Mirror fronted wardrobes to one wall, radiator, two triple glazed windows to the rear.

Bedroom 2
10'9" to 8'4" x 6'6" approx (3.29m to 2.55m x 2m approx)
Radiator, triple glazed window to the front.

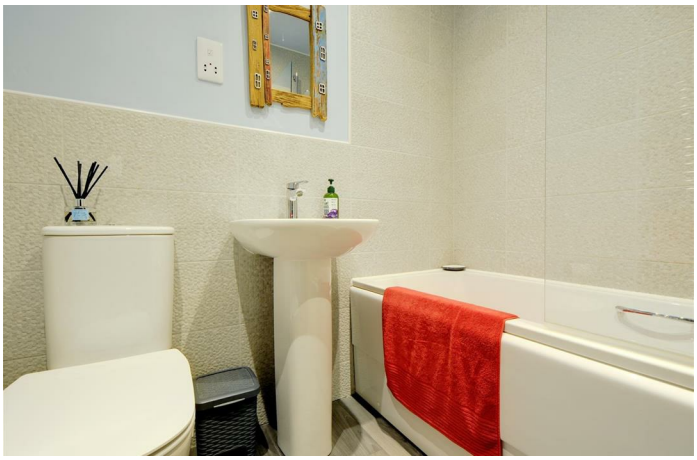
Bedroom 3
9'8" x 7'10" approx (2.95m x 2.41m approx)
Radiator, triple glazed window to the front.

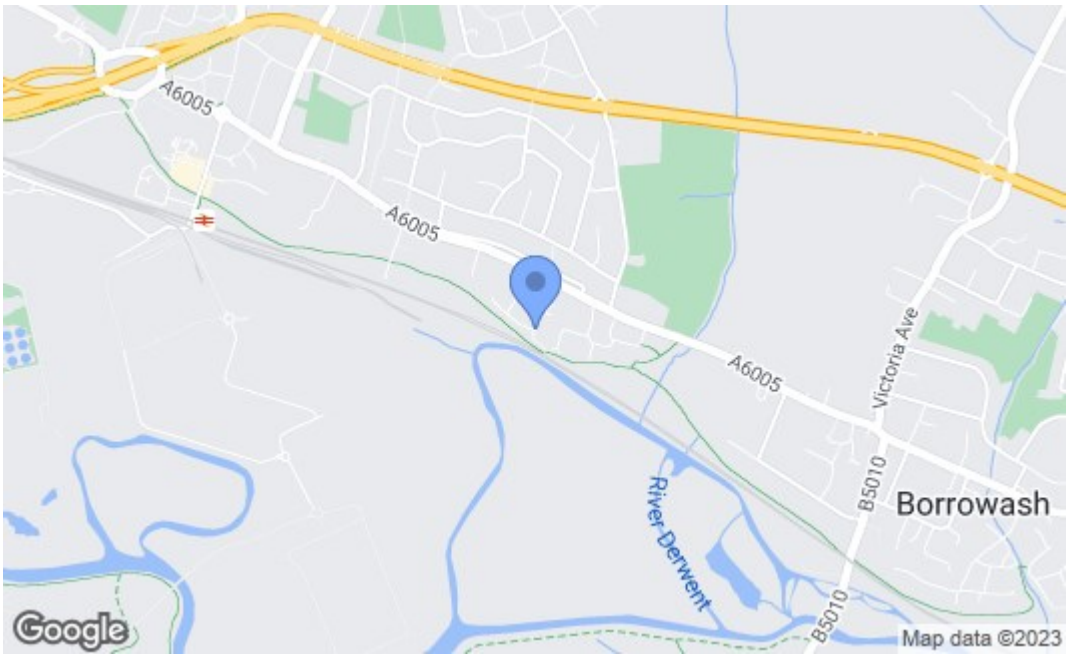
Family Bathroom
A three piece suite comprising of a wash hand basin, low flush w.c. and bath with a thermostatic control shower and screen over. Partial tiling to the walls, heated towel rail.

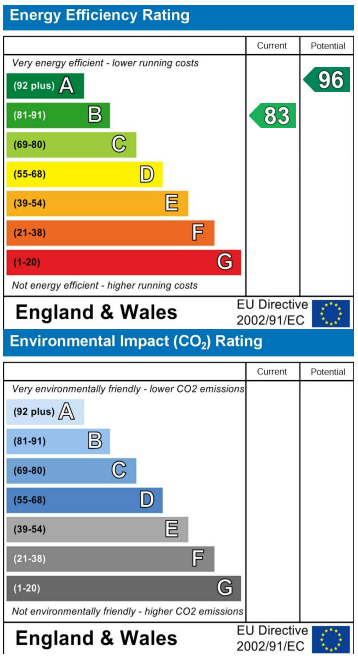
Outside
The property is located in a small courtyard with block paved forecourt providing for off street parking for two vehicles side by side. There is gated pedestrian access at the side of the house leading to the rear garden.

The rear garden is attractively landscaped with patio, central lawned section and at the foot of the plot is a raised decked area finished with artificial lawn. There is a large cabin/garden shed. Ornamental broken slate borders.

Council Tax
Derby Council Band C







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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044