



**Marina Drive
Spondon, Derby DE21 7AF**

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

Offers Invited £222,000 Freehold



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS EXTREMELY WELL LOOKED AFTER TWO BEDROOM SEMI DETACHED BUNGALOW POSITIONED IN THIS SOUGHT AFTER AND ESTABLISHED PART OF SPONDON.

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

The property also benefits from gas fired central heating (boiler fitted in 2014, Gas Safety Certificate dated April 2022), double glazing (re-fitted in 2014), off-street parking, detached garage to the rear (garage side door, garage window and kitchen back door fitted in 2022), and enclosed and easy to maintain garden.

The property is located in this quiet and yet sought after cul de sac location within a popular part of Spondon, offering easy access to nearby countryside such as Locko Park, attractions such as Blue Bells Dairy Farm, whilst also providing good access links to nearby shopping facilities, amenities and transport networks such as the A52.

We believe that the property will make a great opportunity to downsize to a single level property on the flat and therefore highly recommend an internal viewing.



ENTRANCE PORCH

2'11" x 2'8" (0.90 x 0.82)

uPVC panel and double glazed front entrance door, panel ceiling, tiled walls and further uPVC panel and double glazed door to 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), panel ceiling, fully tiled walls and floor, push flush WC and radiator.

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 dining space.

DINING AREA

9'4" x 8'8" (2.85 x 2.65)

With radiator, coving and double glazed French doors opening out to the rear garden (with fitted vertical 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 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 purposes) installed in 2014 (latest Gas Safety Certificate dated April 2022), double glazed window to the rear (with fitted blinds), uPVC panel and double glazed exit door to the garden, part panel walls, partial wall tiling, tile floor and radiator.

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 to one wall 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.

SHOWER ROOM

10'8" x 7'1" (3.26 x 2.17)

A spacious room comprising an oversized shower cubicle with tile walls and mains shower attachment, wash hand basin with mixer tap with ample storage surrounding, double glazed window to the side (with fitted blinds), radiator, tile floor, wall mounted chrome heated ladder towel radiator, decorative coving and two useful bathroom storage cabinets.

OUTSIDE

To the front of the property there is a lowered kerb entrance to a driveway providing off-street parking which in turn leads down the right hand side of the bungalow towards the detached garage. The front offers a raised circular at different heights, planted flower beds housing a variety of bushes and shrubbery with decorative gravel stones.

REAR GARDEN

Designed for straightforward and easy maintenance, being predominantly paved with timber fencing with concrete posts and gravel boards to the boundary line. Raised and shaped brick flowerbed housing a variety of bushes and shrubbery, gated access back to the driveway, personal access door to the garage, external water tap and lighting point.

DETACHED GARAGE

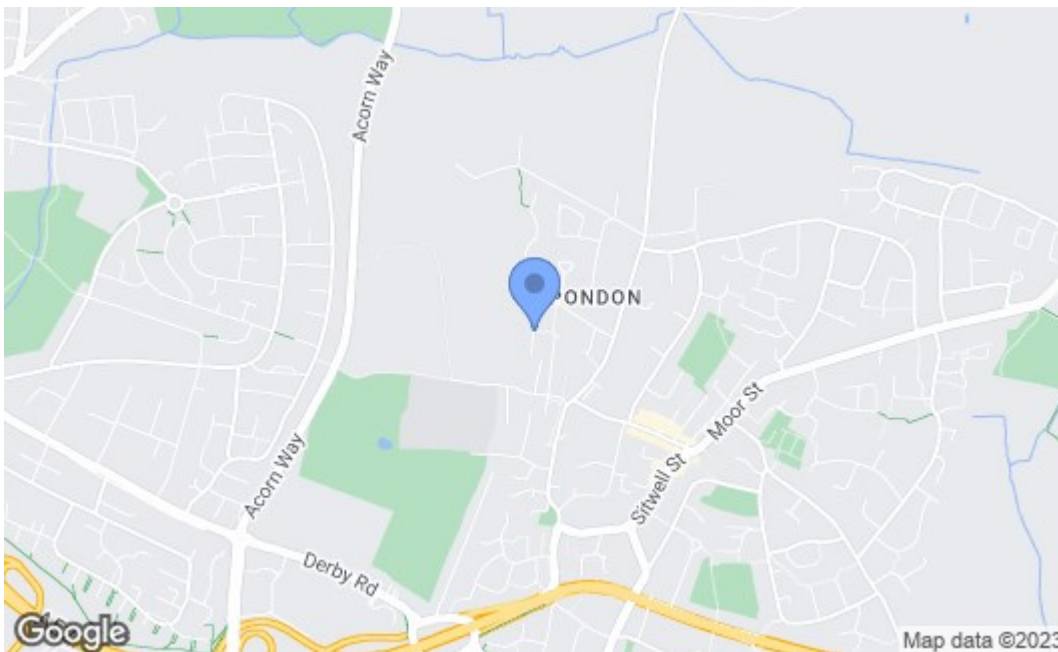
With up and over door to the front, uPVC door to the side, double glazed window to the rear with power and lighting points.

DIRECTIONAL NOTE

From the centre of the village, proceed towards Church Street which in turn becomes Locko Road, and take an eventual left hand turn onto Royal Hill Road. Continue along before taking a left turn into the cul de sac of Marina Drive where the property can then be found towards the end of the cul de sac on the right hand side.

Ref: 7849NH





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) 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.