



Kirkdale Avenue,  
Spondon, Derby  
DE21 7HR

**£249,950 Freehold**



A WELL PRESENTED AND DECEPTIVELY SPACIOUS, THREE BEDROOM SEMI-DETACHED HOUSE WITH OFF STREET PARKING, GARAGE AND LOW MAINTENANCE GARDEN, PERFECT FOR A WIDE RANGE OF BUYERS.

Robert Ellis are pleased to be instructed to market this well presented and spacious, three bedroom semi-detached house offering ample and versatile accommodation to the ground floor. The property is constructed of brick to the external elevations and benefits from double glazing and gas central heating throughout. There is ample off street parking to the front with a brick built garage and low maintenance garden to the rear with an open plan modern interior as people will see when they take a full inspection of the property. An internal viewing of this property is highly recommended to appreciate all that is on offer.

In brief, the property comprises an entrance porch, open plan kitchen/living space, conservatory and lounge. To the first floor, the landing leads to a three piece family bathroom suite and three generous bedrooms all of which benefit from fitted wardrobe space. To the exterior, the property is set back from the pavement via a turfed garden with flower beds, off street parking and a brick built garage with an up and over manual door. There is a metal gate to the side which leads to the low maintenance rear garden that has a patio area, gravel and wooden summerhouse.

Located in the popular residential village of Spondon, close to a wide range of local schools, shops and parks. Supermarkets and healthcare facilities are just a short drive away as well as fantastic days out at Elvaston Castle, Locko Park, Bluebells dairy farm and many other amenities. There are fantastic transport links available including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and local train stations being a short drive away.



### Entrance Porch

UPVC double glazed front door and windows overlooking the front, ceiling light.

### Lounge

17'8 x 12'2 approx (5.38m x 3.71m approx)  
UPVC double glazed window overlooking the conservatory, laminate flooring, radiator, gas fire, ceiling light.

### Kitchen/Living

13'4 x 10'4 approx (4.06m x 3.15m approx)  
UPVC double glazed sliding doors leading to the conservatory, tiled flooring, radiator, electric fire, built in storage cupboard, ceiling light.

### Kitchen

6'1 x 11'9 approx (1.85m x 3.58m approx)  
UPVC double glazed bay window overlooking the front and door leading to the side, tiled flooring, wall and base units with work surfaces over, inset sink and drainer, space for a washing machine, space for a dishwasher, space for a fridge and freezer, range style cooker with gas hob, ceiling light.

### Conservatory

11'1 x 21'5 approx (3.38m x 6.53m approx)  
UPVC double glazed windows and sliding doors, tiled flooring, electric fireplace, wall lights.

### First Floor Landing

UPVC double glazed window overlooking the side, carpeted flooring, loft access, radiator, ceiling light.

### Bedroom 1

11'4 x 10'9 approx (3.45m x 3.28m approx)  
UPVC double glazed window overlooking the rear, laminate flooring, fitted wardrobes, radiator, ceiling light.

### Bedroom 2

10'9 x 10'5 approx (3.28m x 3.18m approx)  
UPVC double glazed window overlooking the rear, laminate flooring, fitted wardrobes, radiator, storage cupboard housing the wall mounted boiler, ceiling light.

### Bedroom 3

10'4 x 6'9 approx (3.15m x 2.06m approx)  
UPVC double glazed window overlooking the front, laminate flooring, storage cupboard, radiator, ceiling light.

### Family Bathroom

6'0 x 6'8 approx (1.83m x 2.03m approx)  
UPVC double glazed patterned window overlooking the side, vinyl flooring, bath with mixer tap and shower over the bath, pedestal sink, low flush w.c., radiator, ceiling light.

### Outside

To the front, the property is set back from the pavement via a lawned garden with flower beds and ample off street parking via a driveway with a brick built garage and up and over manual door. To the side, there is a metal gate leading to the low maintenance rear garden with patio area, gravel and wooden summerhouse.

### Directions

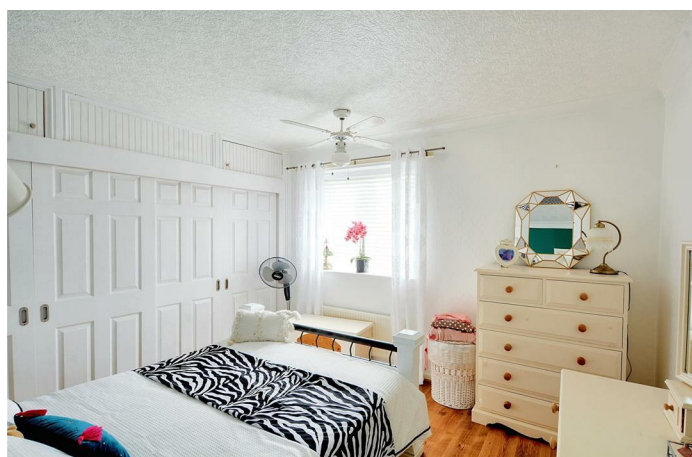
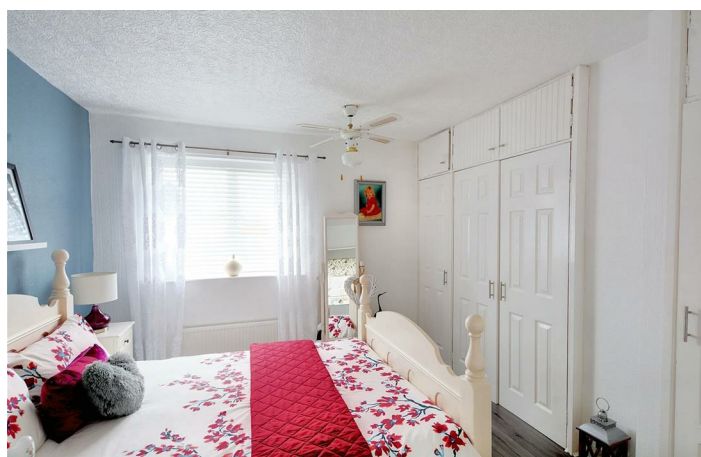
Proceed out of Long Eaton along Derby Road and at the traffic island turn right onto Petersham Road. At the mini island turn left onto Bostocks Lane and at J25 roundabout take the exit on the A52 to Derby. Continue for some distance and turn left onto Borrowash Road signposted Spondon. Follow the road and turn right onto Borrowfield Road and left onto Kirkdale Avenue.  
8191RS

### Council Tax

Derby Council Band A

### Additional Information

Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – BT, SKY AND VIRGIN  
Broadband Speed - Standard mbps Superfast mbps Ultrafast mbps  
Phone Signal – O2, EE, THREE, VODAFONE  
Sewage – Mains supply  
Flood Risk – No, surface water very low  
Flood Defenses – No  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No



GROUND FLOOR  
709 sq.ft. (65.8 sq.m.) approx.

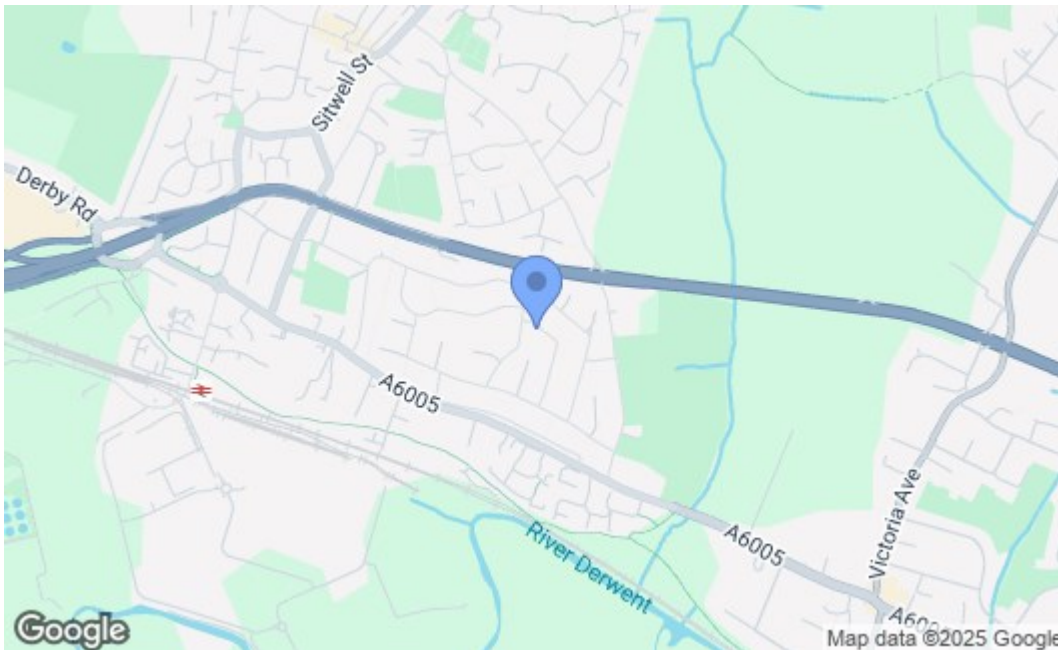


1ST FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 1113 sq.ft. (103.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix C2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		65	
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
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.