



Sitwell Street,
Spondon, Derby
DE21 7FH

Price Guide £315-320,000
Freehold



A THREE BEDROOM DETACHED COTTAGE STYLE PROPERTY WITH OFF STREET PARKING AND THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to present this spacious and well presented three double bedroom detached home. The property benefits from gas central heating and double glazing and is constructed of brick to the external elevations. This home would ideally suit a range of buyers including those with a growing family looking for a village location with good schools.

The property briefly comprises of an entrance porch, lounge, dining area, snug and kitchen with integrated appliances. To the first floor the landing leads to three generous bedrooms and the three piece bathroom suite. Outside the property has a wrap around lawned garden with gated off street parking.

Spondon is a very well served village having a number of local shops with there being an Asda superstore within easy reach, close to local parks, there are healthcare and sports facilities, walks in the surrounding countryside, schools for all ages and the transport links include the A52 which provides access into Derby and Nottingham as well as other East Midlands towns and cities as well as J25 of the M1 which is only a few minutes away, there are stations at Derby and East Midlands Park and East Midlands Airport is also within easy reach.



Entrance Porch

4'1 x 5'2 approx (1.24m x 1.57m approx)

Wooden stable front door, tiled flooring and ceiling light.

Lounge

15'6 x 10'5 approx (4.72m x 3.18m approx)

Wooden double glazed door, radiator, built-in storage cupboard, laminate flooring and spotlights.

Dining Area

8'7 x 7'5 approx (2.62m x 2.26m approx)

Wooden French doors to the side, window to the rear, laminate flooring, radiator and spotlights.

Kitchen

11'5 x 11'9 approx (3.48m x 3.58m approx)

Wooden double glazed French doors to the rear, wooden double glazed window to the front, wall, base and drawer units with work surfaces over, inset sink and drainer, integrated fridge freezer, integrated electric oven, gas hob and extractor fan over, tiled flooring, spotlights, radiator and wall mounted boiler.

Snug

11'4 x 8'5 approx (3.45m x 2.57m approx)

Wooden double glazed window to the rear, laminate flooring, radiator and spotlights.

First Floor Landing

Carpeted flooring, loft access and ceiling light.

Bedroom 1

11'6 x 11'9 approx (3.51m x 3.58m approx)

Wooden double glazed window to the front, carpeted flooring, radiator, fitted wardrobes and spotlights.

Bedroom 2

8'5 x 11'5 approx (2.57m x 3.48m approx)

Wooden double glazed window to the rear, carpeted flooring, radiator and spotlights.

Bedroom 3

10'7 x 8'4 approx (3.23m x 2.54m approx)

Wooden double glazed window to the front, carpeted flooring, radiator and spotlights.

Bathroom

7'6 x 6'1 approx (2.29m x 1.85m approx)

Obscure wooden double glazed window to the front, vinyl flooring, bath with shower over, low flush w.c., pedestal wash hand basin, heated towel rail and motion detection lights.

Outside

There is off street parking and a wrap around lawned garden.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and through the villages of Breaston and Draycott. Pass the Market Place into Borrowwash and continue along turning right into Nottingham Road. Turn third right into Willowcroft and at the mini island turn right into Sitwell Street.

8359RS

Council Tax

Derby City Council Band C

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 16mbps Superfast 80mbps

Ultrafast 1000mbps

Phone Signal – EE, 02, 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

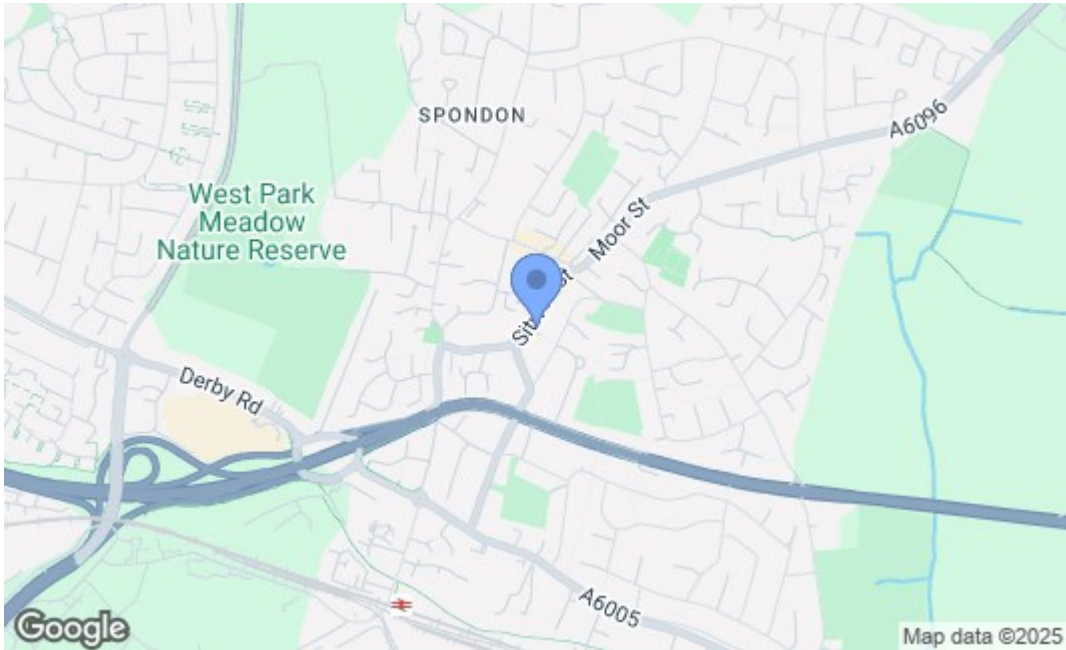
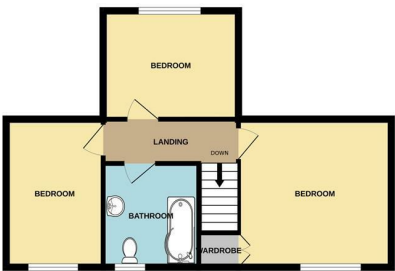




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(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.