



Meadow Close,
Spondon, Derby
DE21 7GS

O/O £235,000 Freehold



A WELL PRESENTED THREE BEDROOM DETACHED BUNGALOW POSITIONED IN A WELL RESPECTED AND QUIET CUL DE SAC LOCATION ON AN ELEVATED PLOT WITH FAR REACHING VIEWS TO THE FRONT IN SPONDON WITH NEW BOILER, NEW CARPETS AND DETACHED GARAGE

This charming three double-bedroom detached bungalow is nestled at the head of a quiet cul-de-sac in the sought-after area of Spondon. Offering spacious living accommodation throughout, the property features a welcoming entrance hall leading to a generous living room, a well-appointed kitchen, and three comfortable double bedrooms, perfect for family living or those seeking extra space. Externally, the bungalow boasts a detached garage, ideal for secure parking or additional storage, while the front driveway provides off-road parking for up to three vehicles. The rear garden offers a private, low-maintenance space to enjoy outdoor activities or relaxation. With its peaceful location and proximity to local amenities, this property is perfect for those seeking a tranquil yet convenient lifestyle. The bungalow is ideally positioned to offer privacy and tranquility while being within easy reach of Spondon village, transport links, and local shops. A fantastic opportunity for buyers looking for a versatile and well-maintained home.

The property briefly comprises of a porch, entrance hallway leading to the kitchen, lounge/diner, with a inner hallway leading to three double bedrooms and the newly fitted contemporary walk in shower room. Outside to the front there is a driveway to the side leading to the single detached garage. The very well maintained rear garden has established bushes providing privacy with a patio area leading up.

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

5'10" x 3'8" approx (1.78m x 1.12m approx)

Brick and double glazed construction with UPVC side entrance door, double glazed windows to the front and side (with fitted roller blinds) and door to entrance hallway.

Entrance Hallway

7'10" x 4'5" (2.4 x 1.35)

With radiator, doors to living room and kitchen and further aluminium double glazed door from the entrance porch, newly fitted carpet.

Kitchen

9'2" x 8'6" (2.81 x 2.61)

Comprising a range of matching fitted base and wall storage cupboards with painted laminate roll top work surfaces incorporating 1½ bowl sink unit, draining board and mixer tap, new electric fitted four ring hob with extractor fan over, fitted eye level new oven and grill, plumbing for washing machine, display wine rack, corner cabinets, alarm control panel, UPVC double glazed window to the side and UPVC panel and double glazed exit door to the driveway. Space for washing machine and dishwasher.

Lounge Diner

16'5" x 12'5" (5.01 x 3.8)

Double glazed to the front offering views beyond and down the cul de sac (with fitted blinds), exposed feature brick wall, large radiator, coving, media points, feature brick wall incorporating chimney breast and newly installed gas fire, newly fitted carpet.

Inner Hallway

8'7" x 2'11" (2.62 x 0.91)

Doors to all bedrooms and bathroom, radiator and loft access point to a lit and insulated loft space via pull-down ladders, newly fitted carpet.

Bedroom One

12'4" x 9'8" (3.76 x 2.95)

Double glazed window to the rear (with fitted blinds), radiator and TV point with newly fitted carpet.

Bedroom Two

10'7" x 9'1" (3.25 x 2.77)

UPVC panel and double glazed exit door to rear garden with double glazed window to the side of the door, radiator and coving, with newly fitted carpet.

Bedroom Three

8'7" x 7'4" (2.64 x 2.25)

Double glazed window to the side (with fitted blinds) and radiator with carpeted flooring.

Shower Room

9'7" x 6'7" (2.93 x 2.01)

Newly fitted walk in shower with mains fed shower head with glass screen, tiling to the walls to the ceiling, laminate flooring, low flush w.c, pedestal sink and LED mirror, chrome towel radiator, useful additional bathroom storage cupboards, uPVC double glazed window to the side, extractor fan and airing cupboard housing shelving and newly fitted central heating boiler.

Outside

To the front is a raised driveway providing off-street parking for three vehicles, which in turn continues down the left hand side of the property towards the detached garage with an outside water tap. There is a rockery area housing a variety of bushes and shrubbery to the front elevation. The rear garden is tiered with various sections including an initial lower paved patio area, ideal for entertaining. Stepped access then provides access up to a middle further paved seating area with two flower beds and rockery incorporating a variety of mature bushes and shrubbery. There is then a top tiered garden which is also planted with specimen bushes and shrubbery. The garden is enclosed by timber fencing with concrete post and gravel boards and also provides open access to the driveway with matching flagstone patio.

Detached Garage

18'11" x 8'7" (5.78 x 2.63)

Double doors to the front and two UPVC double glazed windows to the side. The rear of the garage is also separated and provides useful workshop and gardeners area.

Directions

Leave Stapleford and proceed through Sandiacre and continue through to Risley. Proceed through Risley village and continue on to Nottingham Road, Borrowash. Take an eventual right hand turn on to Willowcroft Road and proceed under the A52 flyover. Take the second right turn in to the cul-de-sac of Meadow Close and the property can be found in an elevated position at the head of the cul-de-sac.

8421JG

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

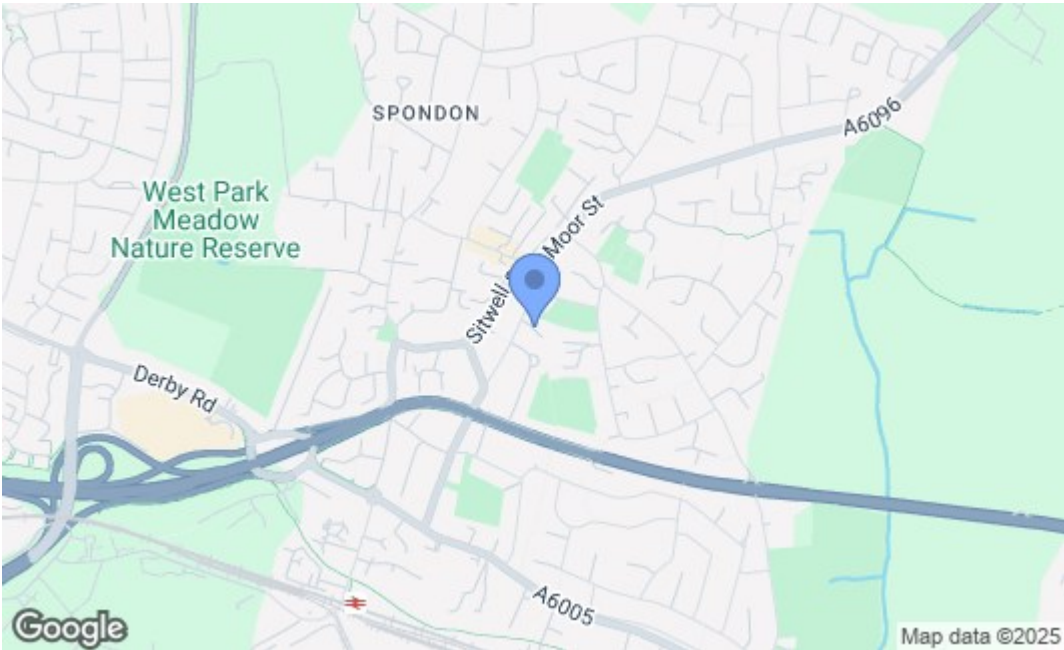
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	59	
(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.