



Arundel Drive,  
Spondon, Derby  
DE21 7QW

**£385,000 Freehold**





THIS IS A RECENTLY EXTENDED BAY FRONTED SEMI DETACHED HOME WHICH NOW PROVIDES FOUR DOUBLE BEDROOMS AND SPACIOUS GROUND FLOOR LIVING ACCOMMODATION.

Robert Ellis are pleased to be instructed to market this extended property which is positioned on the outskirts of Spondon and is therefore well positioned for the excellent local schools provided by the area and all the other amenities and facilities found in Spondon and the surrounding area. The extension and upgrade works has just been completed and for the size and finish to the accommodation included and privacy of the rear garden to be appreciated, we recommend that all interested parties do take a full inspection so they are able to see all that is included in this beautiful home for themselves.

The property stands back from Arundel Drive and has block paved driveway at the front which provides off the road parking for up to three vehicles and is constructed of brick to the external elevations under a pitched tiled roof. Deriving the benefits of having a recently installed gas central heating system and double glazing, the upgraded accommodation includes a reception hallway, from which a staircase with a feature wrought iron balustrade leads to the first floor; there is a cloakroom with a cloaks hanging area and ground floor w.c. off, the lounge is positioned at the front of the house and the living/dining kitchen is at the rear with the kitchen area being exclusively fitted with sage green coloured Shaker style units having several integrated appliances and from the sitting/dining area there are double opening French doors leading out to the private rear garden. To the first floor the landing leads to three double bedrooms and the luxurious main shower room which has a mains flow shower system and there is a flight of stairs taking you to the second floor where the spacious landing provides an office/study area and leads to the main bedroom and a bathroom which has a shower over the bath position. Outside there is the block paved parking at the front, an integral garage/storage/utility area, from which there is a door leading out the back to the private garden which has a limestone slabbed walled patio with steps leading onto a lawn with established borders and fencing to the sides and at the bottom of the garden there is a further seating area and recently constructed outbuilding.

Spondon has a number of local shops including an Asda store with Pride Park being a short drive away where there is a Sainsbury's and Costco, there are excellent schools for all ages with there being an infant and primary school close to the property and the West Park senior school being only a short distance away, there are healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Derby, Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Porch

Open porch with tiled flooring and outside lights either side leading through a stylish front door with an inset opaque glazed panel and opaque double glazed side panels to:

## Reception Hall

Stairs with a feature wrought iron balustrade having a wooden hand rail leading to the first floor and a storage cupboard below where the electricity meter and electric consumer unit are housed, laminate flooring which extends across all the ground floor living accommodation, radiator, recessed lighting to the ceiling and panelled door leading to the lounge and access to the inner hall and through a further door to the living/dining kitchen.

## Lounge/Sitting Room

18' max x 10'6 approx (5.49m max x 3.20m approx)

Double glazed bay window to the front, feature recess in the chimney breast, laminate flooring and a radiator.

## Cloakroom

Having a cloaks hanging area, laminate flooring, recessed lighting to the ceiling and panelled door to the living/dining kitchen.

## Ground Floor w.c.

Having a white low flush w.c. and pedestal wash hand basin with a tiled splashback, chrome ladder towel radiator, opaque double glazed window and laminate flooring.

## Living/Dining Kitchen

22'2 x 12'6 to 11' approx (6.76m x 3.81m to 3.35m approx)

The exclusively fitted open plan living/dining kitchen has sage green Shaker style units with brushed stainless steel fittings in the kitchen area and includes a 1½ bowl sink with a mixer tap and five ring gas hob set in a work surface which extends to three walls and has a pull out bottle cupboard, storage cupboards, an integrated dishwasher, wide drawers and an oven below, extractor hood over the cooking area, tiling to the walls by the work surface areas, upright shelved pantry cupboard and an upright integrated fridge/freezer, double glazed window to the rear and there are three Velux windows and recessed lighting in the sloping ceiling which extends across the kitchen and dining/living areas and laminate flooring.

From the dining/sitting area there are double glazed, double opening French doors leading out to the private rear garden, a radiator, sloping ceiling with a Velux window and laminate flooring.

## First Floor Landing

There is a balustrade with a wooden surface on the first floor landing and there are stairs with a balustrade leading to the second floor.

## Bedroom 2

12'6 into bay x 10'7 approx (3.81m into bay x 3.23m approx)

Double glazed bay window to the front and a radiator.

## Bedroom 3

10'7 x 9'6 to 8'5 approx (3.23m x 2.90m to 2.57m approx)

Double glazed window to the rear and a radiator.

## Bedroom 4

12'5 x 7'6 approx (3.78m x 2.29m approx)

Double glazed window to the rear, radiator, walk-in wardrobe/dressing area with access to further roof storage space.

## Shower Room

The brand new luxurious main shower room has a large walk-in shower with a mains flow shower system, tiling to three walls and a glazed pivot door, hand basin with mixer tap and a double cupboard below and a tiled splashback, low flush w.c. with a concealed cistern and a surface to the side with a double cupboard and drawer under and a mirror fronted cabinet to the wall above, opaque double glazed window, chrome ladder towel radiator, recessed lighting to the ceiling and an extractor fan in the shower area.

## Second Floor Landing

The balustrade continues from the stairs onto the landing which is spacious and provides an office/study area, there are fitted wooden cupboards and shelving extending from the half landing onto the main landing and a double built-in cupboard in the roof space, a Velux window and recessed lighting to the sloping ceiling.

## Bedroom 1

14'5 x 10'6 max (4.39m x 3.20m max )

The main bedroom has a double glazed window to the rear, Velux window to the sloping ceiling and a radiator.

## Bathroom

The bathroom on the second floor has a white suite including a panelled bath with a mixer tap and a mains flow shower over with a protective glazed screen, low flush w.c., hand basin with a mixer tap with a double wood finished cupboard beneath, chrome ladder towel radiator, opaque double glazed window with a fitted blind, recessed lighting to the ceiling and an extractor fan.

## Outside

At the front of the property there is a recently laid block paved driveway which provides off road parking for three vehicles and there is low level fencing to the side boundaries.

The rear garden has been landscaped and has a Kadapha limestone patio extending across the rear of the property with there being a path leading to the door into the garage on the left hand side of the house. There are steps leading from the patio to the lawn which has a beech hedge and fencing to the left hand side and natural screening and fencing to the right hand side with a hedge to the rear. At the bottom of the garden there is a further pebbled seating area and there is the recently constructed shed which will remain at the property when it is sold.

## Shed/Workshop

8'2 x 7'2 approx (2.49m x 2.18m approx)

The shed has a door to the side and a window to the front.

## Garage/Utility/Storage Area

13'2 x 7'7 approx (4.01m x 2.31m approx)

The integral garage is positioned to the right hand side of the house and this has double doors to the front, an L shaped work surface with space for an automatic washing machine and a cupboard below, panelled door leading out to the rear, power, lighting and a water supply is provided in the garage, wall mounted Logic gas boiler and the gas meter is also housed in the garage.

## 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 Borrowash and continue along turning right into Nottingham Road. Turn third right into Willowcroft and at the mini island turn right into Sitwell Street. Follow this road and turn right onto Stoney Lane and follow this road for some distance and then turn left into Sandringham Drive and left again onto Arundel Drive.  
8626AMMP

## Council Tax

Derby Council Band B

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 7mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – 02, Three, Vodafone, EE

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

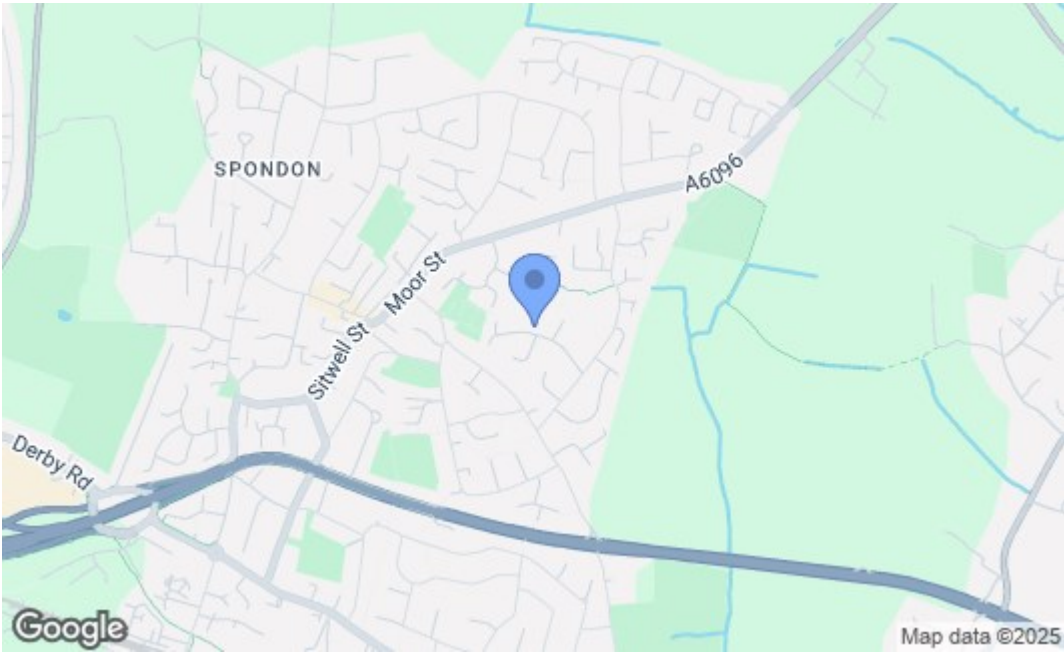




Robert Ellis  
ESTATE AGENTS



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(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 <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		
England & Wales EU Directive 2002/91/EC		

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