



Arnhem Terrace  
Spondon, Derbyshire DE21 7PQ

**£260,000 Freehold**

A THREE/FOUR BEDROOM, TWO  
BATHROOM SEMI DETACHED HOUSE.



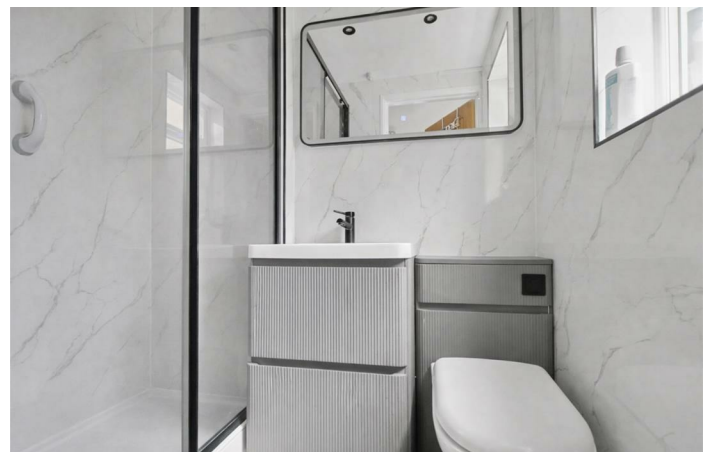
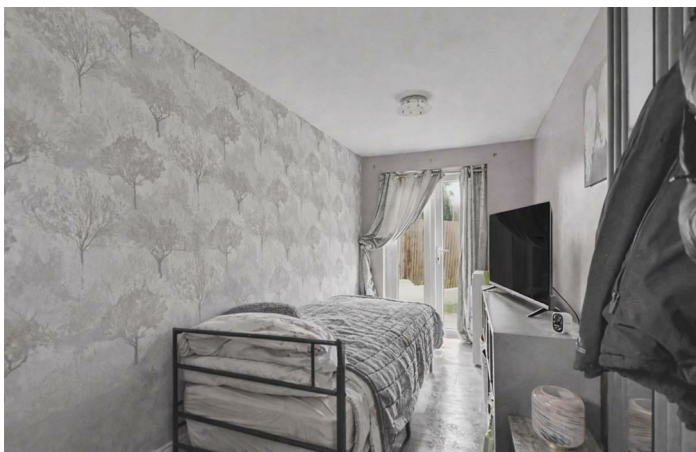
ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS WELL PRESENTED THREE/FOUR BEDROOM, TWO BATHROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall with staircase rising to the first floor, living room, dining kitchen, bedroom four/snug or office space, and ground floor shower room. The first floor landing then provides access to three bedrooms and a modern three piece bathroom suite.

The property also benefits from gas fired central heating from combi boiler, double glazing, off-street parking and generous enclosed gardens offering a good degree of privacy at the front and the rear.

The property is located in close proximity of the local amenities and schooling, as well as offering good transport links nearby such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and train stations.

We believe that the property would make an ideal first time buy or young family home and therefore highly recommend an internal viewing.



## ENTRANCE HALL

11'6" x 6'2" (3.51 x 1.90)

uPVC panel and double glazed front entrance door, double glazed window to the front, staircase rising to the first floor with decorative open spindle balustrade, radiator, laminate flooring. The understairs cupboard houses the gas meter. Doors to lounge and dining kitchen. Useful understairs storage cupboard.

## LOUNGE

12'10" x 12'8" (3.92 x 3.87)

Double glazed window to the rear (with fitted window shutters), media points, coving, laminate flooring, radiator with display cabinet.

## DINING KITCHEN

20'0" x 9'8" (6.10 x 2.96)

The kitchen area is equipped with a matching range of fitted base and wall storage cupboards with square edge work surfacing incorporating counter-level four ring gas hob with extractor canopy over, in-built counter-level single sink and draining board with central mixer tap, fitted eye level oven and microwave combination above, integrated dishwasher, space for full height or American style fridge/freezer, opening through to the dining area where there is further space for dining table and chairs, radiator with display cabinet and double glazed French doors opening out to the rear garden (with inset fitted blinds). Double glazed windows to the front (with fitted blinds). Door to ground floor bedroom/snug. Useful understairs utility cupboard which houses the plumbing for the washing machine, electricity meter, shelving and double glazed window to the front.

## GROUND FLOOR BEDROOM/SNUG

14'11" x 6'2" (4.57 x 1.90)

Double glazed French doors to the rear opening out to the rear garden, additional double glazed window to the side, laminate flooring, radiator, TV point and door to en-suite ground floor shower room.

## GROUND FLOOR SHOWER ROOM

6'2" x 4'2" (1.88 x 1.28)

Three piece suite comprising walk-in tiled shower cubicle with dual attachment mains shower, wash hand basin with mixer tap and storage cabinets beneath and push flush WC. Double glazed window to the side (with fitted roller blind), wall hung blow heater, extractor fan, spotlight.

## FIRST FLOOR LANDING

Two double glazed windows to the front (with inset fitted blinds), loft access point with pull down loft ladder to an insulated and lit loft space. Doors to all bedrooms and bathroom, useful storage cupboard with shelving.

## BEDROOM ONE

13'0" x 12'3" (3.97 x 3.74)

Double glazed window to the rear, radiator, laminate flooring.

## BEDROOM TWO

10'9" x 9'10" (3.28 x 3.00)

Double glazed window to the rear, radiator, laminate flooring.

## BEDROOM THREE

7'8" x 9'6" (2.34 x 2.91)

Double glazed window to the front, radiator, laminate flooring, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes).

## BATHROOM

7'8" x 5'5" (2.35 x 1.66)

Modern three piece suite comprising "P" shaped bath, glass shower screen, dual attachment mains shower over with central mixer tap, wash hand basin with mixer tap and storage cabinets beneath, hidden cistern push flush WC. Fitted matching bathroom cabinet, two double glazed windows to the side, fully tiled walls and floor, extractor fan, spotlights and wall hung vertical radiator with central mirror.

## OUTSIDE

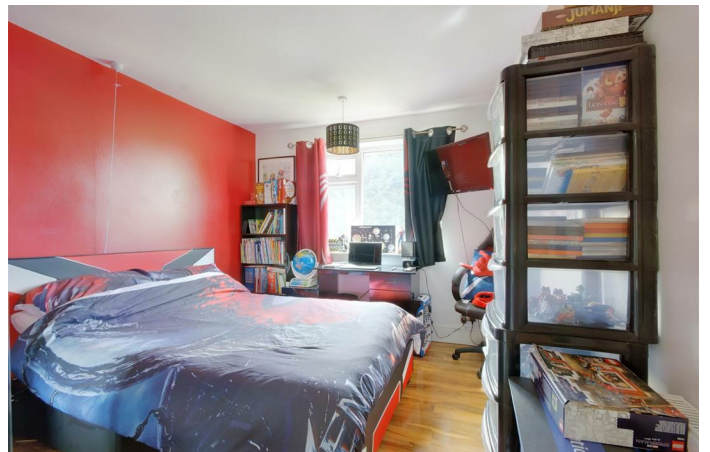
To the front the garden is screened by hedgerow and fencing to the boundary line with a pedestrian entrance gate and pathway providing access to the front entrance door. There is a front garden lawn and to the side there are double opening gates to a vehicle hard standing driveway space. There is a further pedestrian gate which then provides access into the rear garden.

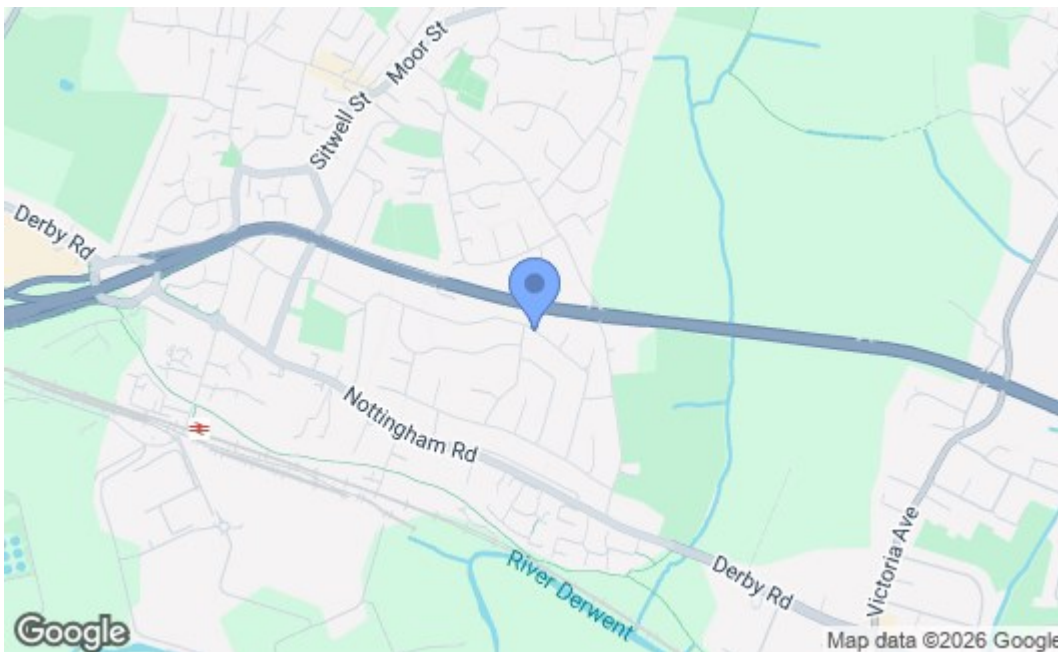
## TO THE REAR

Enclosed by timber fencing and hedgerows to the boundary line, predominantly lawned with pedestrian pathway providing access to the foot of the plot. Within the garden there is a timber storage shed, external lighting point and water tap.

## DIRECTIONAL NOTE

Leave Stapleford along the A52 heading in the direction of Derby, before taking an eventual left hand turn off the slip road towards Spondon. Take a right hand turn and then right again at the "T" junction following the bend in the road to Arnhem Terrace. The property can then be found on the left hand side. Ref: 7978NH





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.