



Summers Court
Spondon, Derby DE21 7FF

A MODERN TWO BEDROOM TWO
BATHROOM DETACHED BUNGALOW
OFFERED FOR SALE WITH NO UPWARD
CHAIN.

Asking Price £275,000 Freehold



ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET FOR THE FIRST TIME SINCE CONSTRUCTION THIS MODERN TWO BEDROOM, TWO BATHROOM DETACHED BUNGALOW POSITIONED WITHIN THIS PRIVATE ROAD LOCATION SAT AMONGST THREE OTHER DETACHED BUNGALOWS BUILT AND CONSTRUCTED AT THE SAME TIME.

With single level accommodation which comprises "L" shaped hallway providing access to a spacious living room, dining kitchen, separate utility room, principal bathroom and two bedrooms, the master benefitting from fitted furniture and en-suite shower room facilities.

The property also benefits from gas fired central heating, double glazing, off-street parking, single garage, enclosed garden space and useful loft storage with wooden pulldown loft ladders.

The property is positioned along a private road providing access to four detached bungalows built at the same time and is located within easy access of the village centre amenities and nearby transport links serving the nearby area such as the A52 for direct links to Nottingham and Derby, Junction 25 of the M1 motorway, the Nottingham electric tram terminus, and nearby train stations.

We highly recommend an internal viewing.



ENTRANCE HALL

12'9" max 12'6" max (3.91 max 3.82 max)

uPVC panel and double glazed front entrance door with full height double glazed window to the side of the door, personal access door to the garage, radiator, useful double storage cupboard with shelving, additional cloaks/storage cupboard also housing the hot water cylinder. Doors to all internal rooms. Loft access point with wooden pulldown ladders to a lit, boarded and insulated loft space.

LOUNGE

19'5" x 13'8" (5.94 x 4.19)

Double glazed French doors opening out to the rear garden with full height double glazed windows to either side of the door, radiator, coving, media points, feature Adam-style fire surround with marble insert and hearth housing a coal effect gas fire.

DINING KITCHEN

15'3" x 9'2" (4.67 x 2.80)

Equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating counter-level one and a half bowl sink unit with draining board and mixer tap. Space for cooker with extractor canopy over, tiled splashbacks and matching windowsill, space for under-counter fridge and freezer, double glazed window to the rear with fitted roller blind, coving, spotlights, radiator, tiled floor, ample space for dining table and chairs. Door to utility room.

UTILITY ROOM

8'9" x 5'7" (2.69 x 1.71)

Equipped with a matching to the kitchen range of base storage cupboards and matching roll top work surface space with secondary inset counter-level single sink and draining board with tiled splashbacks. Plumbing for washing machine, dishwasher and space for tumble dryer, double glazed window to the rear with fitted roller blind, matching to the kitchen tiled floor, radiator, uPVC panel and double glazed exit door to outside and wall mounted Baxi gas fired central heating boiler.

BEDROOM ONE

15'5" x 9'5" (4.72 x 2.89)

Double glazed window to the front with fitted blinds, radiator, coving and a range of fitted bedroom furniture including bedside cabinets, fitted double wardrobes, drawers and overhead storage cupboards. Additional double sized closet with shelving and hanging space. Door to en-suite.

EN-SUITE

5'2" x 5'1" (1.58 x 1.56)

Modern white three piece suite comprising separate tiled and enclosed shower cubicle with Mira electric shower, wash hand basin with mixer tap and storage cabinets beneath, push flush WC. Fully tiled walls and floor, chrome heated ladder towel radiator, extractor fan.

BEDROOM TWO

10'8" x 8'0" (3.26 x 2.44)

Double glazed window to the front with fitted blinds, a range of fitted bedroom furniture including wardrobes, drawers, bedside cabinets and overhead storage cupboards.

BATHROOM

8'3" x 4'4" (2.53 x 1.34)

Three piece suite comprising bath with mixer tap, wash hand basin with mixer tap and storage cabinets beneath, push flush WC. Fully tiled walls, double glazed window to the side, chrome heated ladder towel radiator, wall light point, shaver point, extractor fan.

OUTSIDE

To the front of the property, all four bungalows are accessed via a private road and a shared driveway providing access to the individual properties. There is a block paved driveway providing off-street parking which in turn leads to the single garage, decorative gravel stone chippings, a further presscrete driveway area to the front providing further off-street parking for another two vehicles (if required), gated pedestrian access leading to the rear. It is understood that a further parking area can be found opposite the bungalow within a plum slate decorative chipped area, however we ask that you confirm this information with your solicitor prior to completion.

TO THE REAR

The rear garden is of a good overall size and proportion with an initial paved patio seating area to the lower part of the garden, planted rockery either side of the steps housing a variety of mature bushes, shrubs and plants. The middle section of the garden is predominantly lawned with a further planted rockery to the rear part of the garden, also consisting a variety of mature and specimen bushes and shrubbery. The garden is enclosed by a combination of timber fencing and brick wall to the boundary line, and offers maintenance access down both sides of the property. Pedestrian gated access which takes you back around to the front. External water tap and lighting point.

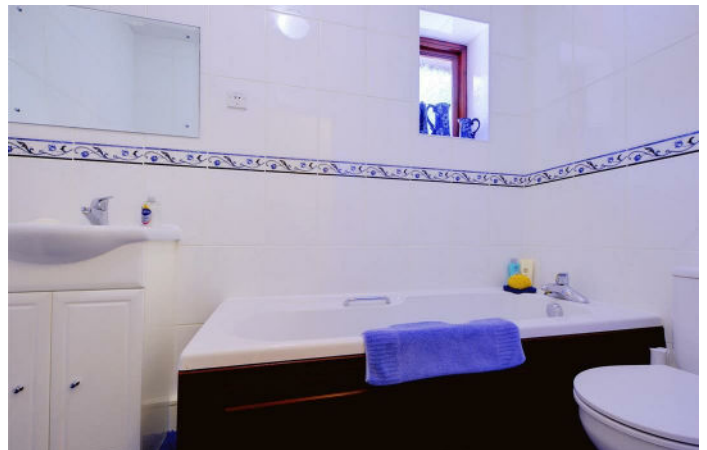
GARAGE

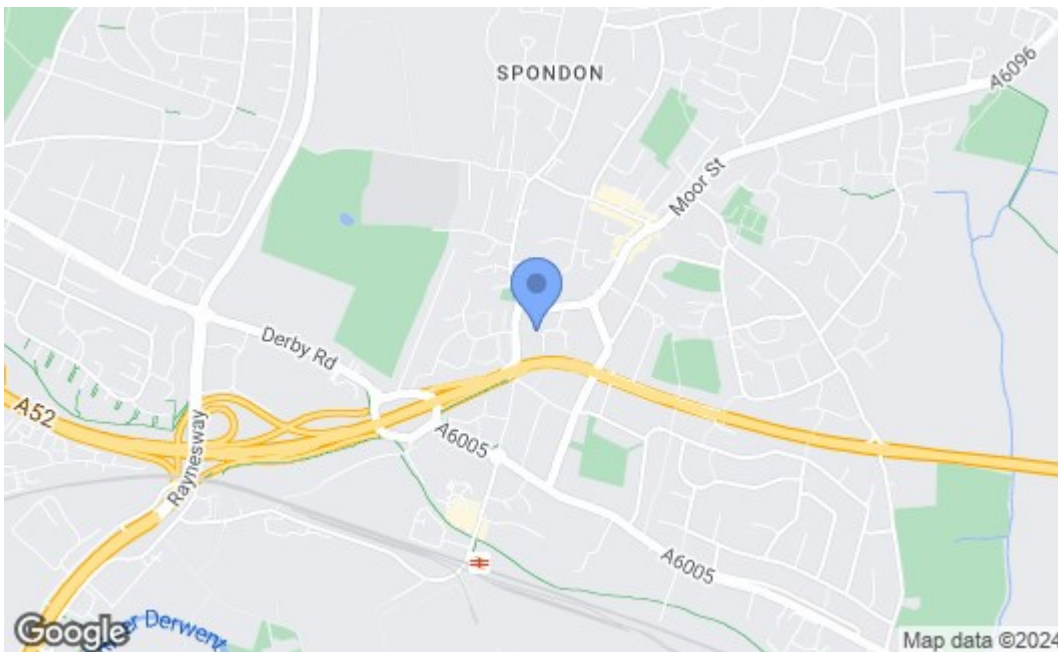
17'7" x 8'7" (5.36 x 2.62)

Up and over door to the front, power and lighting points, personal access door back to the hallway.

DIRECTIONAL NOTE

Leave Stapleford along the A52 in the direction of Derby, before taking a slip road to the left (signpost "Spondon") to the Spondon roundabout. Turn back on yourself onto the A52 and veer immediately left (signpost "Spondon"). Follow the bend in the road around to the right and take the second right hand turn. At the "T" junction, turn right and then right again onto the private road of Summers Court. The property can then be found straight ahead of you. Ref: 8090NH





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		70	
(69-80) C			
(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 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.