



Chimley Street,  
Spondon, Derby  
DE21 7UG

**Guide Price £230-240,000**

**Freehold**

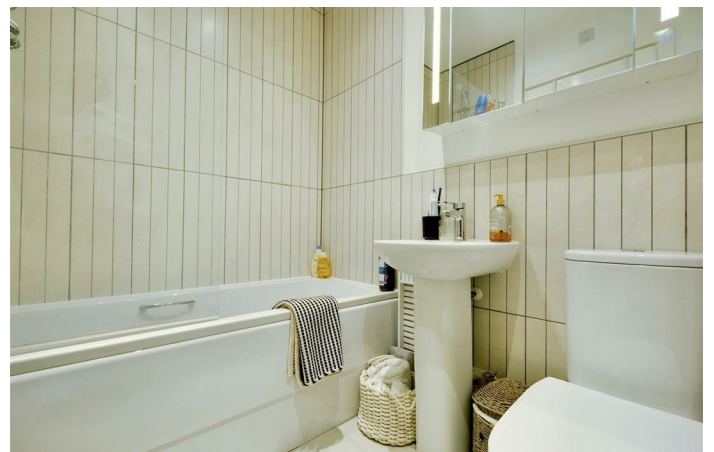
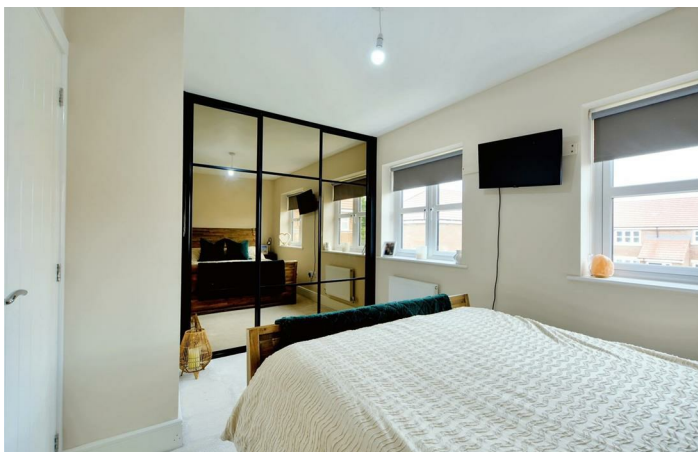


A VERY WELL PRESENTED THREE BEDROOM END HOUSE BUILT IN 2021 WITH REAR GARDEN, GARAGE AND DRIVEWAY. MUST BE VIEWED!

A superbly presented three bedroom end home built by Messrs Wheeldon Homes in 2021, offering great accommodation with well appointed Kitchen Diner overlooking the rear garden. Perfect for first time buyers and investors alike, the property must be viewed to be appreciated to see the high spec throughout. The property benefits from modern conveniences such as GAS CENTRAL HEATING and DOUBLE GLAZING and is ready to move straight into. Situated at the end on a large, private corner plot, there are lovely gardens to the front and rear. There is also a GARAGE providing extra secure garaging space or storage with driveway to the front.

The property briefly comprises of Entrance hallway, cloakroom with WC, spacious lounge, modern fitted dining kitchen with integrated appliances and French doors providing access to the rear garden, first floor landing, three bedrooms, two with in build storage, fitted family bathroom. To the front of the property is a lawned garden area alongside a driveway providing off-road parking leading to the garage, whilst to the rear is a good-sized, enclosed garden being mainly laid to lawn with decking ideal for entertaining.

Situated in sought-after Spondon, but within close Borrowash which offer a good range of shops, schools and transport links together with easy access for Derby City Centre and excellent road links for the A52, M1 motorway and access to Nottingham East Midlands Airport.



### Entrance Hall

9 x 5 approx (2.74m x 1.52m approx)

Composite front door with inset glass, ceiling spotlights, radiator, LVT grey flooring, door to the downstairs cloaks/W.C, door to the lounge and stairs to the first floor.

### Cloaks / W.C

5'8 x 2'6 approx (1.73m x 0.76m approx)

UPVC obscure double glazed window to the front, LED spotlights, radiator, low flush W.C and a white corner sink.

### Lounge

15'1 x 11'4 approx (4.60m x 3.45m approx)

The lounge has a UPVC double glaze window to the front, two ceiling lights, plush cream carpet, two radiators and a TV point.

### Kitchen Diner

14'4 x 9'4 approx (4.37m x 2.84m approx)

The open plan Kitchen diner has a UPVC double glazed window overlooking the rear and UPVC double glazed french doors opening to the garden, tiled flooring, with space for dining table, under-stairs cupboard for storage and space for a feature light over the dining area and LED spotlights in the kitchen area. The kitchen has a mix of graphite wooden modern wall and base units with stainless steel I and a half sink with swan neck mixer tap, granite worktops, in-built drainer, granite splashback, under-counter lighting, six ring gas hob with modern extractor above, oven, space for washing machine, space for tall standing fridge freezer

### First Floor Landing

8'6 x 4'2 approx (2.59m x 1.27m approx)

UPVC double glazed window to the side elevation, plush cream carpeted flooring, ceiling LED spotlights, access to the loft via a loft hatch, radiator.

### Bedroom 1

9'3 x 12'4 approx (2.82m x 3.76m approx)

UPVC double glaze window to the rear, plush cream carpeted flooring, ceiling light, radiator, in-built amber mirror wardrobe, TV point

### Bedroom 2

9'7 x 8'2 approx (2.92m x 2.49m approx)

UPVC double glaze to front, push cream carpeted flooring, radiator, ceiling light.

### Bedroom 3

6'3 x 9'7 approx (1.91m x 2.92m approx)

UPVC double glaze to front, plush cream carpeted flooring, radiator, ceiling light and inbuilt storage wardrobes and drawers.

### Bathroom

6'7 x 5'2 approx (2.01m x 1.57m approx)

Tile flooring, ceiling spotlights, tall chrome towel radiator, bath with mains fed shower overhead, low flush W.c, sink, extractor fan, LED mirrored cabinet.

### Outside

To the front there is a lawned front garden with path leading to the front door, with garage to the side with block paved drive in front. The rear garden has fencing to the boundaries, patio area and lawn with decking to the rear, perfect for entertaining.

### Garage

The brick built garage has a metal up and over door, with lighting and power.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and through the villages of Breaston, Draycott and Borrowash. Continue along the A6005 and Chimley Street can be found as a turning on the right hand side.

8113JG

### Council Tax

Derby City Council Band C

### Additional Information

There is a ground maintenance charge of £120 per annum.

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank: No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

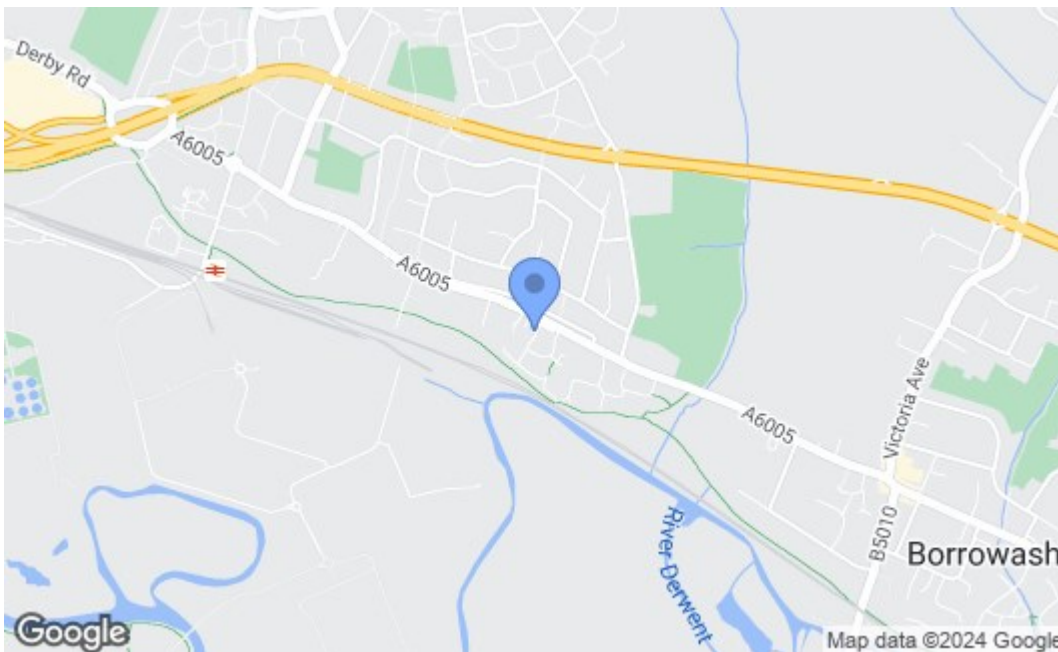
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) 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			
<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.