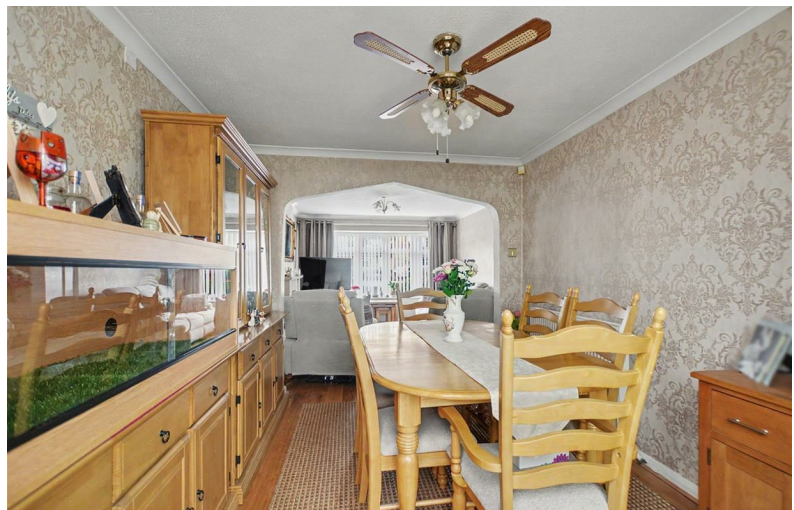


Robert Ellis

look no further...



Fowler Avenue,
Spondon, Derby
DE21 7GR

O/O £290,000 Freehold

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READY TO MOVE INTO THREE BEDROOM DETACHED FAMILY HOME ON A GENEROUS CORNER PLOT WITH CONVERTED GARAGE/HOME OFFICE, CONSERVATORY & DRIVEWAY.

A well presented three bedroom detached family home situated in the sought-after village of Spondon, occupying a generous corner plot with driveway and versatile living accommodation throughout. Ideal for families and professionals alike, this ready to move into property offers a spacious layout including a bright conservatory overlooking the rear garden. The converted garage provides an excellent work room which could also be used as a home office or gym, whilst retaining a separate front storage area for practicality. To the outside, the property benefits from off-road parking, enclosed gardens and a desirable position within this popular residential location close to local amenities, schools and transport links. An internal viewing is highly recommended to appreciate the space, versatility and location on offer.

Entering into the entrance hall, the lounge diner is situated to the right-hand side and offers a light and airy living space with oak engineered flooring and doors leading through to the conservatory, enjoying views over the rear garden with French doors opening onto the patio. The fully fitted kitchen benefits from integrated appliances and a rear door providing access to the garden. To the first floor, the landing leads to three bedrooms, a shower room and separate WC. Outside, the property occupies a generous corner plot tucked away at the end of a cul-de-sac. To the front there is a lawned and hedged garden with a driveway providing access to the garage. The enclosed rear garden has been landscaped with lawn and planted borders, along with a shed and summerhouse. The garage has been thoughtfully divided to create a useful workroom/home office and insulated gym with lighting and power, whilst retaining storage space to the front.

Located in the popular residential village of Spondon, close to a wide range of local schools, shops and parks. Supermarkets and healthcare facilities are just a short drive away as well as fantastic days out at Elvaston Castle, Locko Park, Bluebells dairy farm and many other amenities. There are fantastic transport links available including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and local train stations being a short drive away.



Entrance Hall

6' x 11'5 approx (1.83m x 3.48m approx)

UPVC double glazed front door with inset obscure glazed panel and window to the side, ceiling light, double radiator in a housing, carpeted flooring, stairs to the first floor doors to:

Lounge/Diner

10'5 x 23'8 approx (3.18m x 7.21m approx)

UPVC double glazed bay window to the front and sliding double glazed patio doors to the conservatory, oak engineered flooring, two double radiators, ceiling fan light, cornice, TV and telephone points, gas fire with attractive surround and USB sockets.

Conservatory

8'5 x 12'4 approx (2.57m x 3.76m approx)

UPVC double glazed window to the rear, laminate flooring, ceiling fan light and French doors to the rear garden.

Kitchen

10'2 x 8'3 approx (3.10m x 2.51m approx)

UPVC panel and double glazed door and UPVC double glazed window to the rear, LVT flooring, ceiling light, pantry cupboard, USB sockets, with a range of French oak solid wood wall, base and drawer units to three walls with marble effect laminate roll edged work surface, inset composite 1½ bowl sink and drainer with swan neck mixer tap, stone effect tiled splashback, four ring gas hob with acrylic splashback and extractor over, space for a dishwasher and washing machine, integral oven and microwave, electric fan heater and a wine rack.

First Floor Landing

7'2 x 8'4 approx (2.18m x 2.54m approx)

UPVC double glazed window to the side, carpeted flooring, ceiling light, access hatch with a ladder to the insulated and lit loft space, doors to:

Bedroom 1

9'6 x 13'1 approx (2.90m x 3.99m approx)

UPVC double glazed window to the front, carpeted flooring, double radiator, ceiling light and fitted three panel mirror wardrobes.

Bedroom 2

10'3 x 9'7 approx (3.12m x 2.92m approx)

UPVC double glazed window to the rear, carpeted flooring, double radiator and built-in cupboard.

Bedroom 3

9'5 x 6'9 approx (2.87m x 2.06m approx)

UPVC double glazed window to the front, carpeted flooring, ceiling light, built-in cupboard and double radiator.

Shower Room

6'7 x 5' approx (2.01m x 1.52m approx)

Obscure UPVC double glazed window to the rear, vinyl flooring, ceiling light, chrome towel radiator, vanity unit housing the wash hand basin with storage below, acrylic panelled walls, enclosed large corner shower with sliding doors having a rainwater shower head and a hand held shower.

Separate w.c.

2'2 x 4'2 approx (0.66m x 1.27m approx)

Obscure UPVC double glazed window to the side, laminate flooring, ceiling light, low flush w.c.

Outside

To the front of the property there is an established garden with box hedging, lawn and shrubs and this provides a driveway in front of the garage for two vehicles.

Being found on a corner plot, there is an enclosed garden to the rear having a patio area, lawn and planted beds, further patio with a shed and summerhouse.

Garage/Storage

8'6 x 8'6 approx (2.59m x 2.59m approx)

The front of the garage is a storage area and has light and power.

Workshop

8'4 x 8'7 approx (2.54m x 2.62m approx)

The back of the garage has been converted into a workshop, having a UPVC double glazed window and door to the side, fully insulated, is covered by the alarm, has lighting and power and laminate flooring.

Direction

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 left into Sitwell Street. Turn left onto Lodge Lane, right onto Gascoigne Drive, second left into Priestland Avenue and second left into Fowler Avenue where the property can be found on the right hand side.

9338JG

Council Tax

Derby 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 54mbps Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

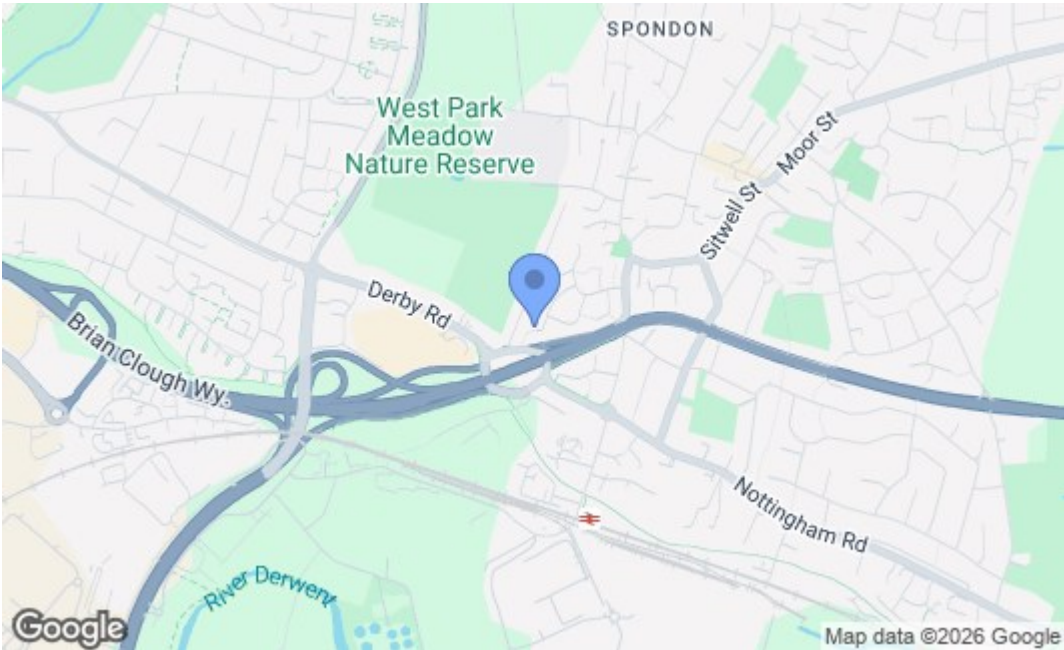
Flood Defenses – No

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		83
(81-91) B		
(69-80) C	69	
(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.