



3 Bed House - Semi-Detached

5 Coxon Street
Spondon
Derby
DE21 7JF

£1,295 Per Month

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&

Fletcher
& Company

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Derby
DE21 7JF



- Traditional Semi-Detached Residence – Available Immediately
- Redecorated Through & Newly Fitted Carpets
- Lounge & Dining Room
- Good Size Breakfast Kitchen
- Three First Floor Bedrooms & Bathroom
- Enclosed Rear Garden
- On Street Parking
- Council Tax A Band
- Great Location – Spondon Village
- Close to Excellent Amenities

Available Immediately – This spacious and well presented three-bedroom semi detached home is ideally positioned close to the heart of the popular Spondon area of Derby, offering generous living accommodation, an enclosed rear garden and excellent access to local amenities and transport links.

The property has been redecorated throughout and benefits from newly fitted carpets, gas central heating and well proportioned rooms across two floors.

The accommodation briefly comprises an entrance porch leading into the entrance hall, a comfortable lounge, separate dining room and a good sized dining kitchen providing plenty of space for everyday family living.

To the first floor are three well proportioned bedrooms together with a well appointed family bathroom.

Externally, the property benefits from an enclosed rear garden featuring a lawn and decked seating area, providing an attractive and practical outdoor space.

Situated in the sought after village of Spondon, the property is conveniently located for a wide range of local shops, schools and amenities, while Derby city centre and major road links are within easy reach.





The Location

Spondon is a popular village located a few miles east of Derby and is positioned just off the A52, allowing easy access into the city centre as well as being commutable to Nottingham. The village itself boasts a primary school, secondary school and a good range of facilities along the high street. There is easy access to a nearby retail park/Pride Park.

Accommodation

Ground Floor

Porch

A UPVC entrance door provides access to hallway.

Entrance Hall

7'0" x 2'10" (2.15 x 0.88)

Having a wall mounted electric heater and staircase to first floor.

Lounge

11'10" x 11'10" (3.62 x 3.62)

Featuring a fireplace with decorative wooden surround, tiled hearth and open fire grate, central heating radiator and windows to side and front.



Dining Room

12'2" x 8'7" (3.73 x 2.62)

With feature fireplace with decorative surround, tiled hearth and cast iron fire grate with electric fire, central heating radiator and window to front.

Kitchen

16'10" x 14'7" (5.14 x 4.47)

Comprising granite effect worktops with tiled surrounds, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complementary wall-mounted cupboards, gas range cooker with extractor hood over, appliance space suitable for fridge freezer and washing machine, central heating radiator, understairs storage cupboard, windows to either side elevation and to rear, panelled and glazed door to garden and French doors to garden.

First Floor Landing

4'9" x 2'10" (1.46 x 0.87)

Having access to loft space and window to front.

Bedroom One

12'3" x 11'10" (3.74 x 3.62)

With fireplace with decorative wooden surround and cast iron open fire grate, central heating radiator and window to front.



Bedroom Two

11'9" x 11'9" (3.60 x 3.60)

Having a fireplace with decorative wooden surround and cast iron open fire grate, central heating radiator and window to front.

Bedroom Three

9'10" x 6'10" (3.01 x 2.09)

With central heating radiator and window to rear.

Bathroom

7'8" x 5'11" (2.35 x 1.82)

Appointed with a low flush WC, pedestal wash handbasin, bath with shower over, chrome towel radiator and window to side.

Outside

To the rear of the property is an enclosed rear garden with decked area, timber fencing and walling.

To the front of the property is on-road parking.

Council Tax Band A

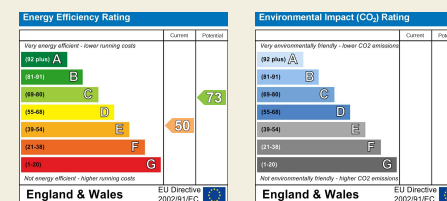


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