



3 Bed House - Detached

25 Glendale Drive, Spondon, Derby DE21 7DX

Offers Around £315,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Highly Appealing Extended Detached Home
- Cul-De-Sac Location - Close to Spondon Village & Local Amenities
- Backing Onto School Playing Fields - Far-Reaching Views
- Entrance Hall & Downstairs Cloakroom/WC
- Lounge with Bay Window
- Extended Fitted Living Kitchen/Dining Room
- Three Bedrooms & Fitted Bathroom with Shower
- Private Enclosed Sunny Garden
- Large Driveway (Approximately Four/Five)
- Brick Detached Garage

Located in a popular cul-de-sac of Glendale Drive, Spondon, this highly appealing extended detached home offers a perfect blend of comfort and modern living.

The heart of the home is undoubtedly the extended fitted living kitchen and dining room, which provides a spacious area for both cooking and entertaining with doors to a sunny private garden.

Outside, the property boasts a large driveway that can accommodate approximately four to five vehicles, along with a detached garage for extra storage or workshop space.

The outdoor area is complemented by the serene backdrop of school playing fields, providing far-reaching views that enhance the sense of tranquillity.

Situated close to Spondon Village, residents will enjoy the convenience of local amenities, schools, and parks, making it an ideal location for families or couples.

The Location

Spondon is a very popular village, located east of Derby, just off the A52 and offering easy access into Derby City centre. The village centre is popular with an excellent range of amenities including a varied selection of shops, facilities, primary school and West Park secondary school. The property gives easy access to nearby Wyvern retail park as well as Pride Park. The A52 provides swift onward travel to the M1 motorway and Nottingham.

Accommodation

Entrance Hall

6'8" x 3'7" (2.04 x 1.10)

With half glazed entrance door, coving to ceiling, herringbone style flooring and staircase leading to first floor.



Cloakroom

8'2" x 3'8" (2.49 x 1.14)

With low level WC, fitted wash basin with fitted base cupboard underneath, matching herringbone style flooring, heating chrome towel rail/radiator, spotlights to ceiling, extractor fan, double glazed window and internal panelled door with chrome fittings.



Lounge

13'4" x 10'8" (4.08 x 3.27)

With feature fireplace, radiator, coving to ceiling, double glazed bay window with aspect to front and internal panelled door.



Living Kitchen/Dining Room



Dining Area

12'2" x 7'10" (3.73 x 2.39)

With matching herringbone style flooring, radiator, featured double glazed lantern style window, coving to ceiling, spotlights to ceiling, double glazed window to side, double glazed side access door and double glazed French doors opening onto private, sunny, enclosed rear garden.



Kitchen Area

With inset one a half stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, integrated BOSCH dishwasher, built-in Neff electric hob with stainless steel extractor hood over, built-in Neff electric fan assisted oven, matching herringbone style flooring, coving to ceiling, spotlights to ceiling, radiator, two open archways leading into dining room and panelled door giving access to under stairs storage cupboard.



First Floor Landing

9'0" x 3'11" (2.76 x 1.21)

With coving to ceiling, built-in cupboard with shelving and access to roof space.



Bedroom One

14'9" x 8'6" (4.50 x 2.60)

With radiator, open views across school playing fields to rear, double glazed window and internal panelled door.



Bedroom Two

9'8" x 8'7" (2.95 x 2.63)

With radiator, coving to ceiling, double glazed window with fitted blind with aspect to front and internal panelled door with chrome fittings.



Bedroom Three

9'8" x 5'10" (2.95 x 1.78)

With radiator, coving to ceiling, double glazed window with fitted blind with aspect to front and internal panelled door with chrome fittings.



Bathroom

8'10" x 5'4" (2.70 x 1.65)

With bath with chrome fittings including chrome shower over with shower screen door, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC, a further range of storage cupboards, heated towel rail/radiator, tiled splash backs, spotlights to ceiling, extractor fan, double glazed window to side with fitted blind, wall-mounted mirrored medicine cabinet and internal panelled door with chrome fittings.



Private Garden

To the rear of the property, is a manageable, sunny, private enclosed rear garden backing onto school playing fields. The garden has been designed for low maintenance with attractive porcelain tiling and enclosed by fencing.



Large Driveway

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Detached Garage

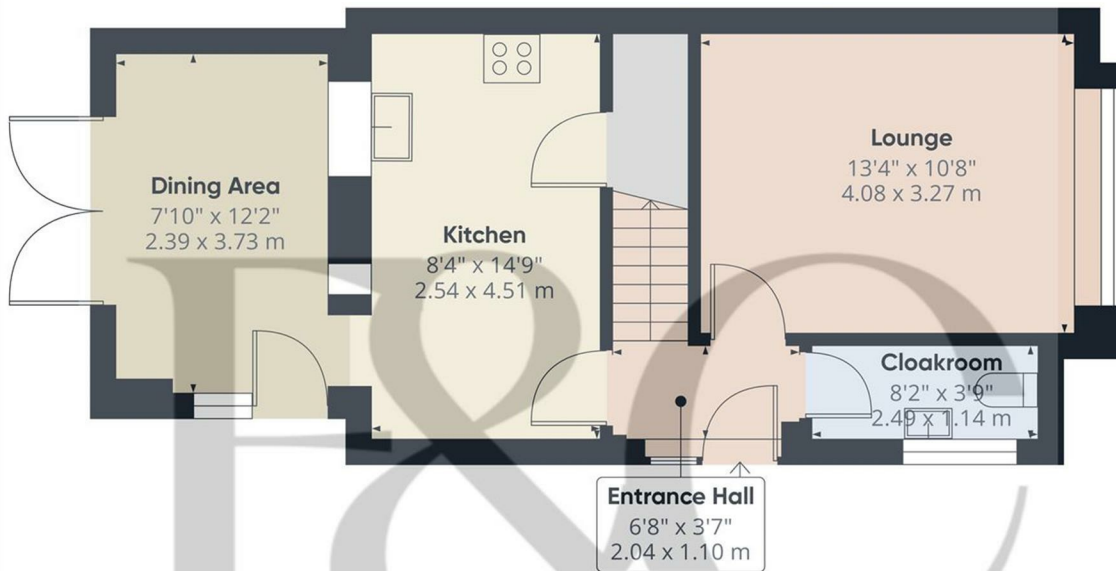
22'8" x 9'5" (6.91 x 2.88)

A good sized garage with power and lighting, concrete floor, side window, side personnel door and up and over front door.



Council Tax Band - C

Derby City



Approximate total area^m
463 ft²
43 m²

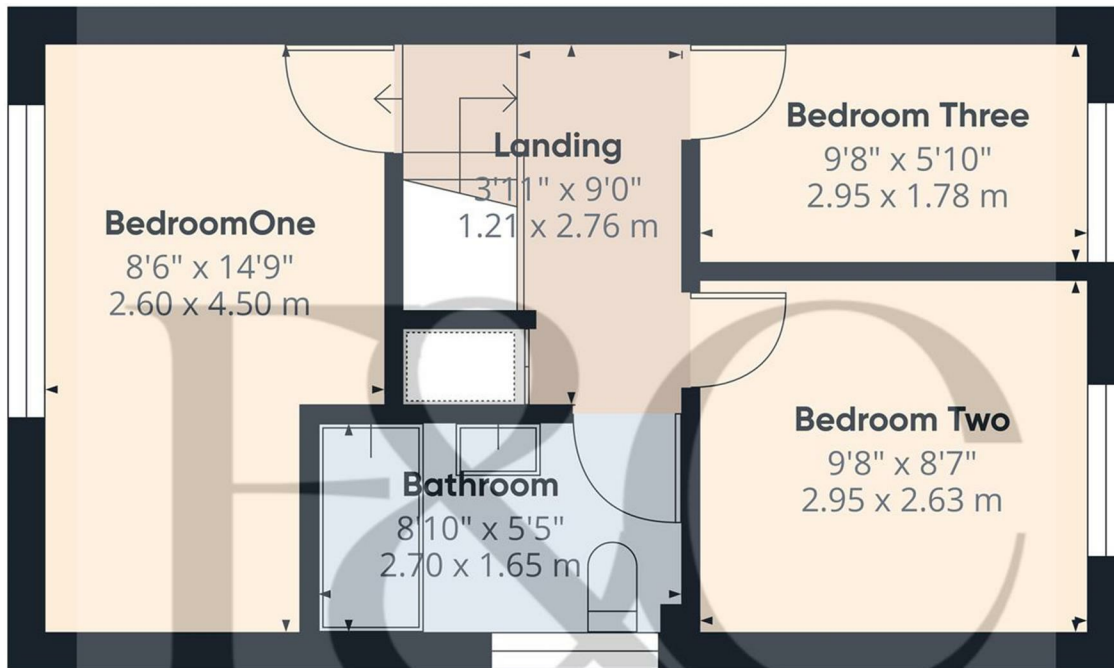
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0 Building 1

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Approximate total area^m
 336 ft²
 31.2 m²

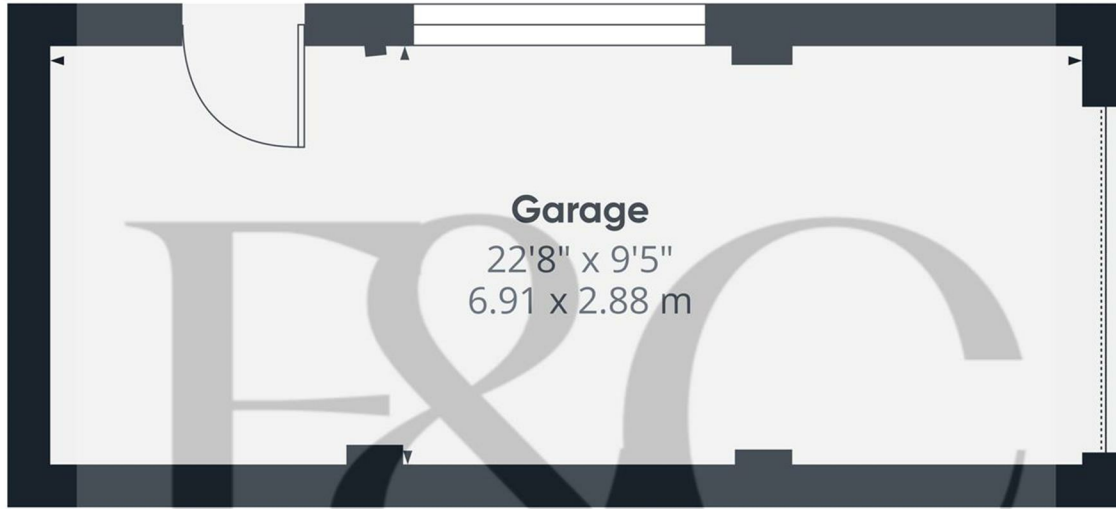
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Garage
22'8" x 9'5"
6.91 x 2.88 m

Approximate total area⁽¹⁾
215 ft²
20 m²

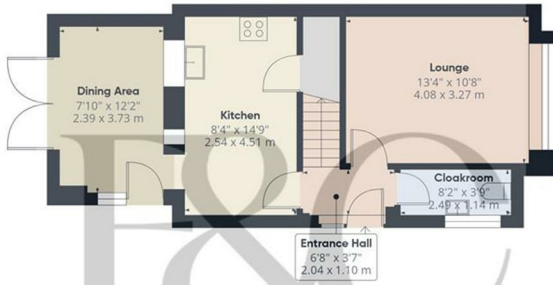
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Floor 0 Building 2

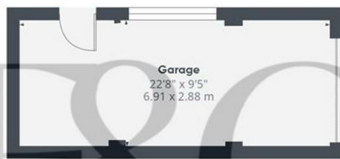
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1014 ft²
94.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	70	83
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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