



4 Bed House - Semi-Detached

133 Sancroft Road, Spondon, Derby DE21 7ES
Offers Around £325,000 Freehold



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Fletcher & Company

www.fletcherandcompany.co.uk

- Substantially Extended Semi-Detached Home - Great Family Home
- Gas Central Heating & Double Glazing
- Lounge, Study & Conservatory
- Kitchen/Dining Room
- Four Bedrooms & Family Bathroom
- South East Facing Rear Garden
- Driveway & Garage
- Offers Further Potential !
- EPC Rating C - Solar Panels - Freehold
- Easy Access To St Werburghs, Springfield & West Park Schools - Locko Park & Walks

A substantially extended four-bedroomed semi-detached home with garage and would be ideal for the growing family. The property benefits from a pleasant south east facing garden to rear. Easy access to shops, bus services, St Werburghs, Springfield and West Park schools - Locko Park & Countryside Walks.

The Location

Ground Floor

Porch

5'5" x 2'5" (1.66 x 0.74)

With sliding double glazed door, double glazed side window and internal door giving access to entrance hall.

Entrance Hall

13'7" x 5'6" (4.16 x 1.69)

With attractive herringbone tiled effect flooring, generous column style radiator, coving to ceiling and staircase leading to first floor with handrail.



Lounge

13'8" x 12'1" (4.18 x 3.69)

With display alcove with shelving and base cupboard underneath, column style radiator, wood effect flooring, double glazed bow window with deep window sill and fitted blind to front and internal panelled door.



Study

11'8" x 8'2" (3.56 x 2.51)

With radiator, double glazed window to rear and coving to ceiling.



Kitchen/Dining Room

17'10" x 9'10" (5.44 x 3.01)



Dining Area

With wood effect flooring, attractive panelling to wall, coving to ceiling, open space leading to kitchen and double glazed sliding patio door opening onto conservatory.



Kitchen Area

With one and a half sink unit with mixer tap, wall and base fitted units with matching worktops, built-in Neff induction hob with stainless steel AEG extractor hood over, built-in Siemens electric fan assisted oven, built-in CDA microwave, integrated Prima slimline dishwasher, matching wood effect flooring, radiator, coving to ceiling, double glazed window, understairs storage cupboard and internal panelled door.



Conservatory

16'2" x 8'3" (4.93 x 2.52)

With half carpet and half tiled flooring, plumbing for automatic washing machine, fitted shelving, fitted worktop, base cupboards and two double glazed sliding doors giving access to sunny, enclosed rear garden.



Inner Lobby

5'5" x 4'4" (1.66 x 1.34)

With shelving, sliding door to garage and sliding door to WC.

WC

4'3" x 2'6" (1.31 x 0.77)

With low level WC, wash basin, tile floor and double glazed window.

Side Lean To

12'0" x 3'8" (3.67 x 1.12)

With outside light, front and rear door.

First Floor Landing

9'4" x 5'4" (2.86 x 1.64)

With attractive balustrade, built-in storage cupboard housing the central heating boiler, coving to ceiling and access to roof space.

Bedroom One

24'2" x 8'3" (7.39 x 2.53)

(Space for En-Suite) With radiator, coving to ceiling, double glazed window to front, double glazed window to side and double glazed window to rear.



Bedroom Two

12'4" x 9'10" (3.78 x 3.02)

With coving to ceiling, radiator, double glazed window to front and internal panelled door.



Bedroom Three

11'0" x 9'11" (3.37 x 3.03)

With wardrobe with sliding door, panelling to wall, wood flooring, radiator, coving to ceiling, double glazed window to rear and internal panelled door.



Bedroom Four

8'2" x 7'9" (2.51 x 2.37)

With wood flooring, coving to ceiling, radiator, double glazed window to front and internal panelled door.



Family Bathroom

7'8" x 5'4" (2.35 x 1.65)

With separate shower cubicle with shower, fitted wash basin with fitted base cupboards underneath, low level WC, radiator, coving to ceiling, double glazed window to rear and internal panelled door.



Front Garden

The property is set back from the pavement edge behind a lawned fore-garden with shrubbery and hedgerow.

Rear Garden

To the rear of the property is a private, enclosed rear garden laid to lawn with block paved patio.



Driveway

A block paved driveway provides off-road car parking and leads to a garage.

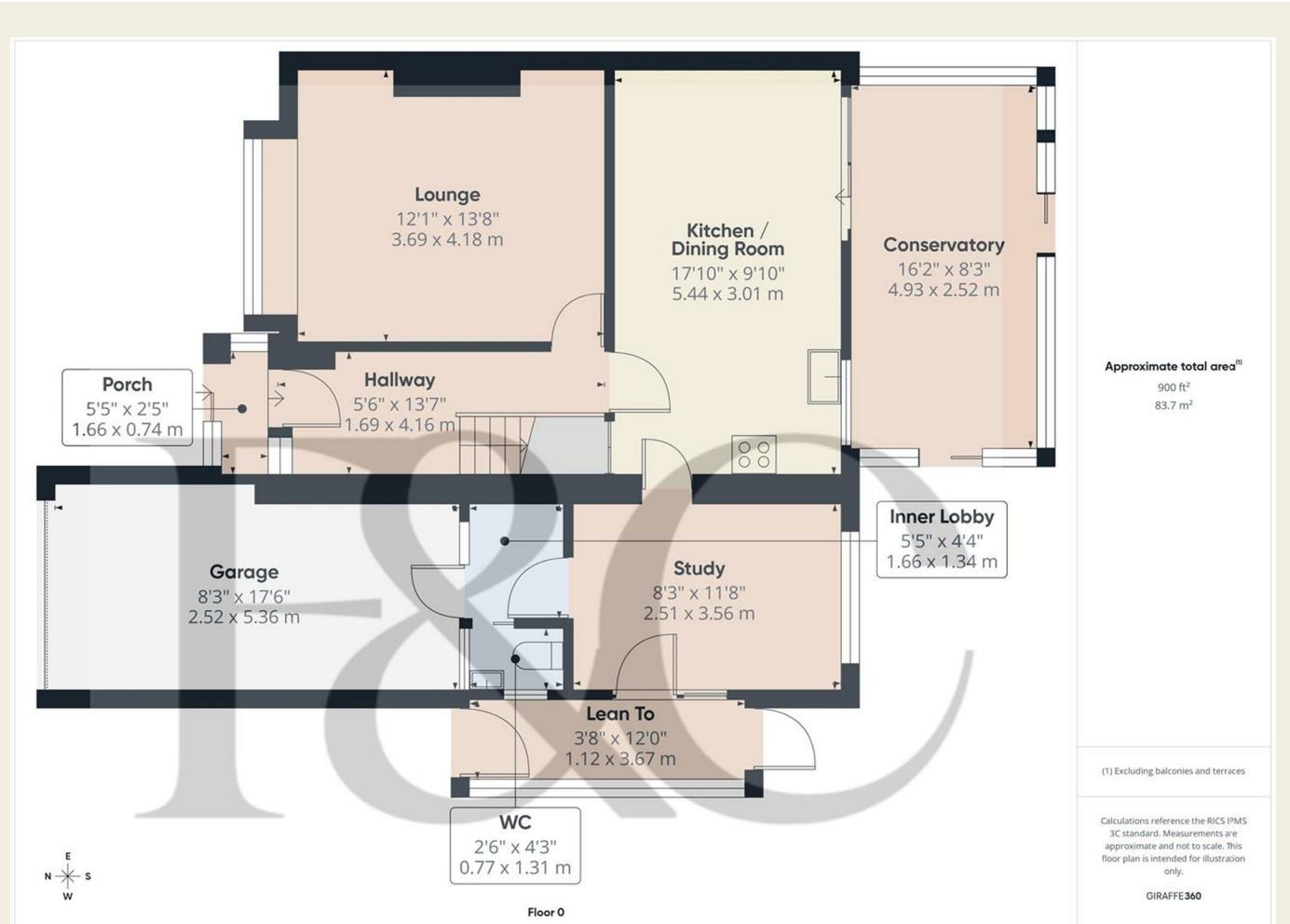
Garage

17'7" x 8'3" (5.36 x 2.52)

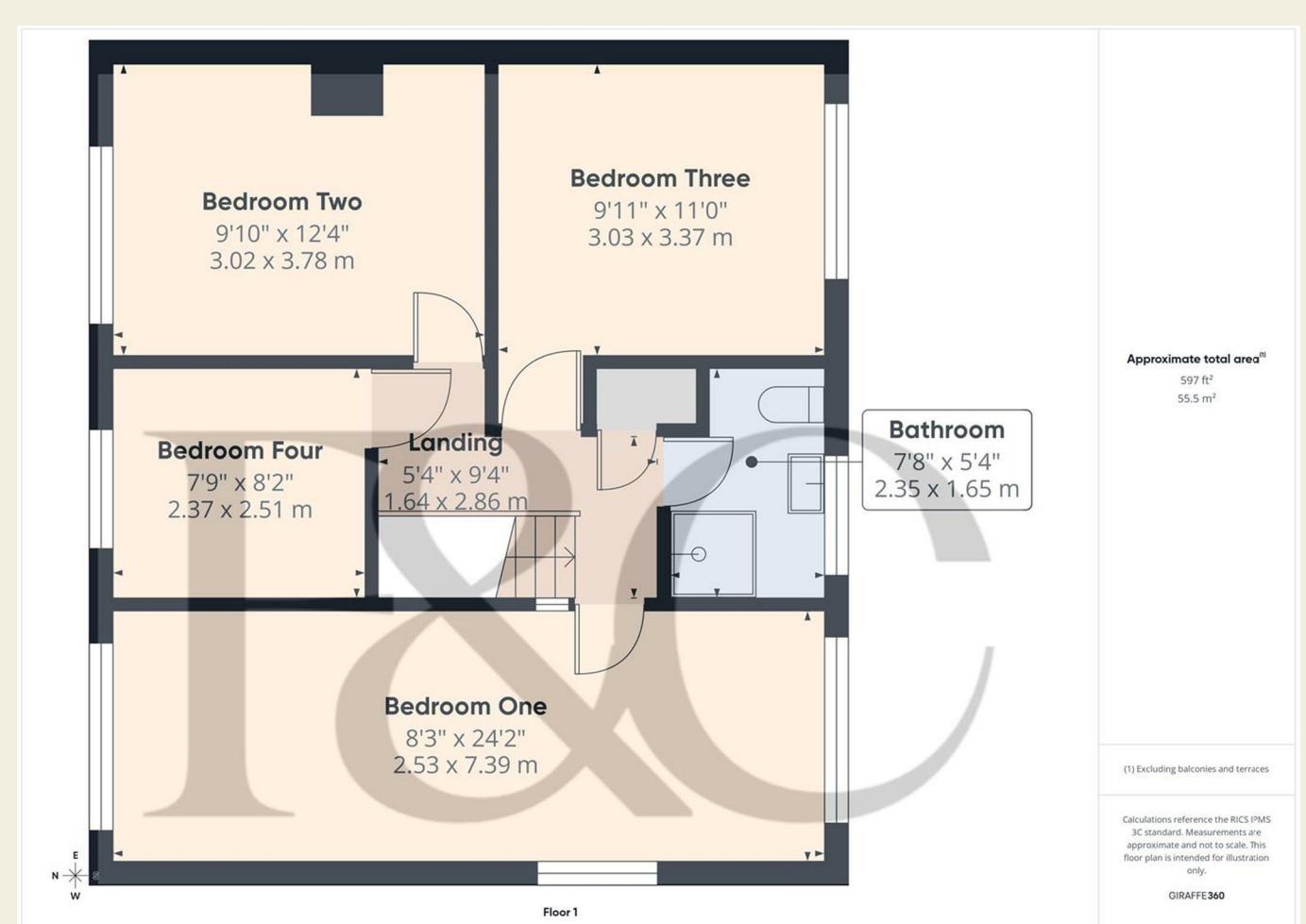
With power, lighting and electric door.



Council Tax Band C



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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>		
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	