

Fletcher & Company

4 Falconside Drive, Spondon, Derby, DE21 7TQ

Offers Around £260,000

Freehold



- Popular Residential Location
- Good Size Corner Plot
- Attractive Garden with Privacy
- Entrance Hall with Fitted Guest Cloakroom
- Lounge
- Dining Kitchen
- Principle Bedroom with En-Suite Shower Room
- Two Further Bedrooms & Bathroom
- Driveway & Garage





Summary

Good Size Corner Plot - This is a well presented, conveniently located, three bedroom, en-suite semi-detached residence with pleasant garden and brick garage.

The property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, lounge with patio door to garden and good sized dining kitchen, again with patio doors to garden. The first floor landing leads to a principle bedroom with en-suite shower room, two further bedrooms and a bathroom.

The partially walled garden is a true feature and incorporates lawn, borders, patio and decked entertaining area.

F&C

The Location

The property's location is convenient for both Spondon and Borrowash which combine to offer an excellent range of facilities including both primary and a secondary school. There are a selection of shops and a nearby retail park. There is easy access to the A52 and Derby City centre as well as Elvaston Castle Country Park.

Accommodation

Ground Floor

Entrance Hall

A panelled and double glazed entrance door provides access to hallway with central heating radiator and staircase to first floor.

Fitted Guest Cloakroom

4'10" x 3'6" (1.48 x 1.07)

Appointed with a low flush WC, pedestal wash handbasin, central heating radiator and double glazed window to front.

Lounge

17'1" x 9'11" (5.21 x 3.03)

With two central heating radiators, double glazed window to front and sliding double glazed patio door to garden.



Dining Kitchen

15'10" x 13'3" (4.84 x 4.04)



Dining Area

A spacious area with central heating radiator and recess and shelving ideal for wine fridge.



Kitchen

Comprising granite effect worktops with tiled surrounds, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate gas hob with built-in oven, integrated fridge freezer and dishwasher, space for washing machine, central heating radiator, wall mounted gas fired boiler, double glazed window to front and sliding double glazed patio doors to garden.



First Floor Landing

7'10" x 6'4" (2.40 x 1.95)

A semi-galleried landing with access to loft space.

Bedroom One

14'6" x 9'4" (4.43 x 2.87)

Having two central heating radiators, fitted wardrobes with sliding mirrored doors and two double glazed windows to front.



En-Suite

6'11" x 5'1" (2.12 x 1.55)

Appointed with a low flush WC, pedestal wash handbasin, shower cubicle, central heating radiator and double glazed window to front.



Bedroom Two

10'2" x 9'3" (3.10 x 2.83)

With central heating radiator, fitted cupboard and double glazed window to front.



Bedroom Three

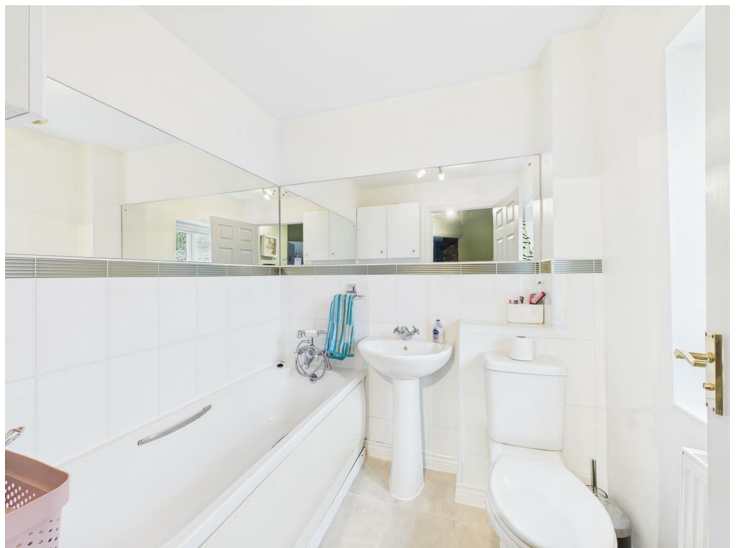
7'7" x 6'8" (2.33 x 2.04)

With central heating radiator and double glazed window to rear.



Bathroom

6'4" x 5'11" (1.95 x 1.82)



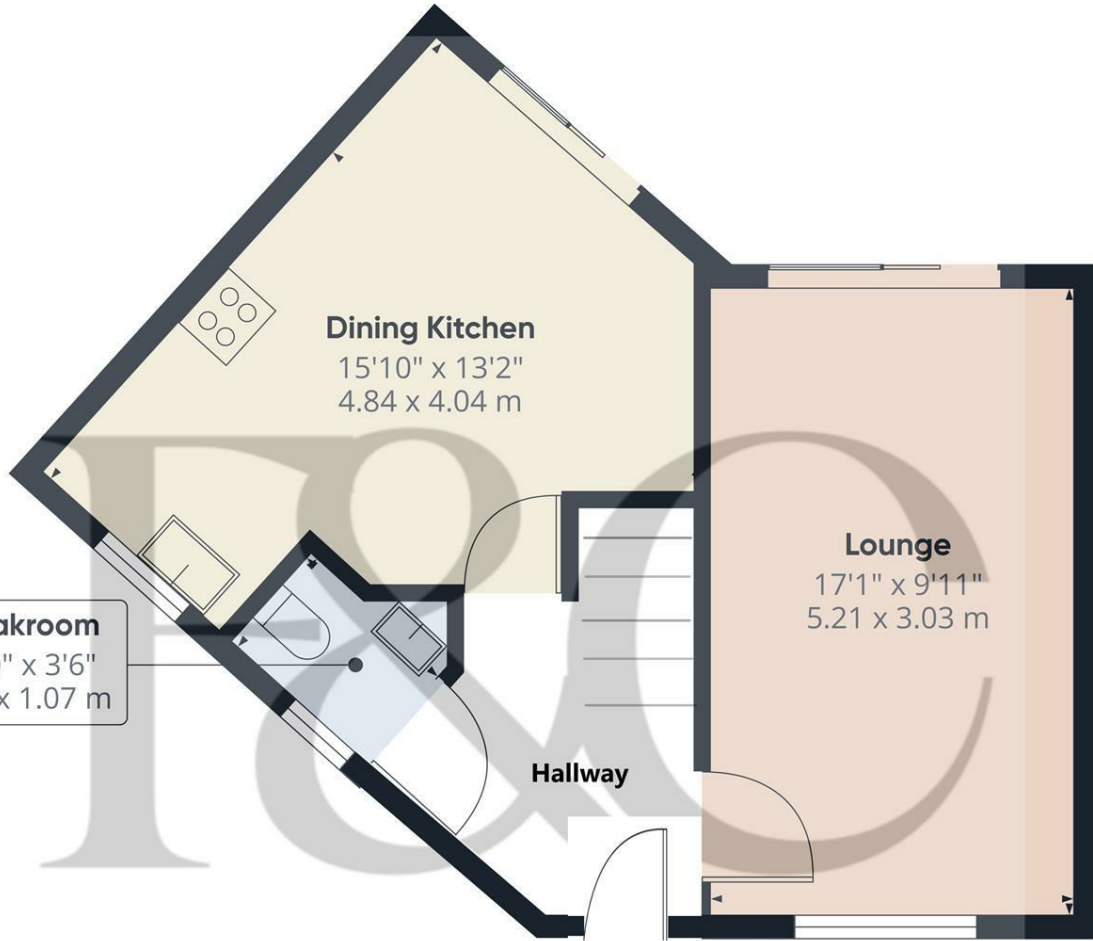
Outside

The property benefits from a very good sized garden featuring patio, extensive lawn, borders, decked entertaining/seating area and the garden has partial walling which is particularly appealing. To the side of the garden is a driveway leading to a single garage with rear pedestrian door and up and over door to the front.



Council Tax Band C





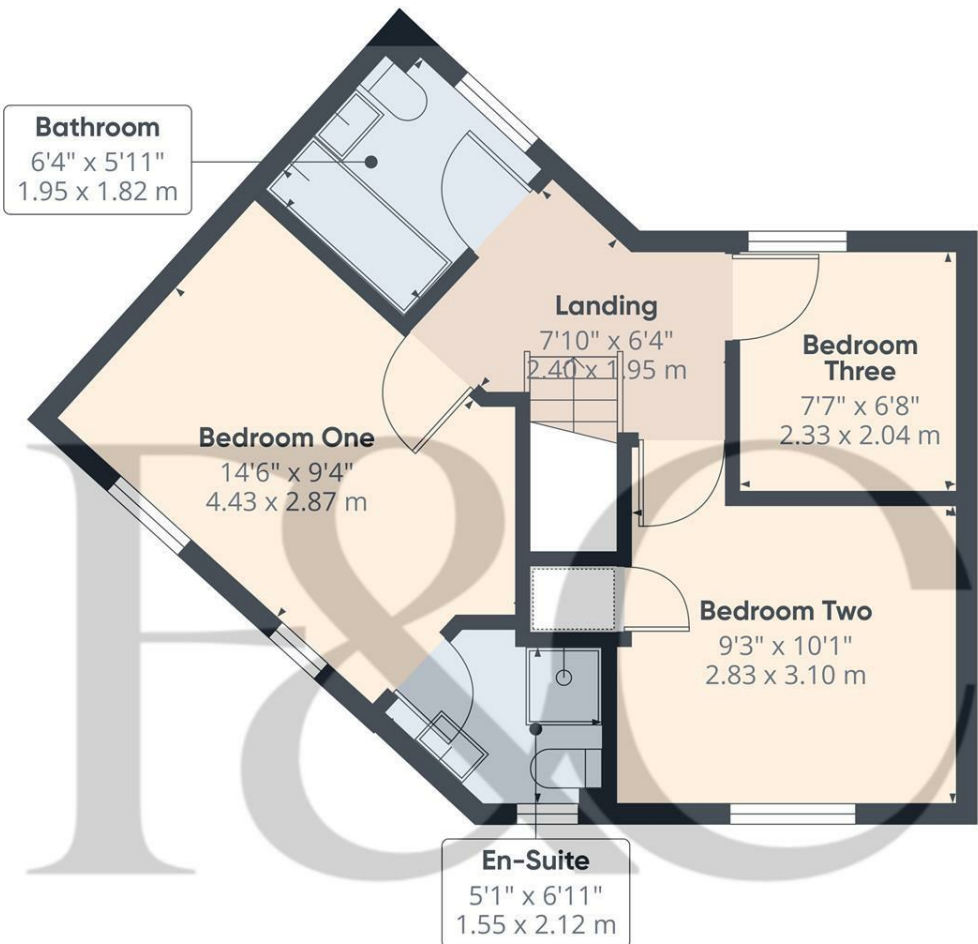
Floor 0

Approximate total area⁽¹⁾
363 ft²
33.8 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 1

Approximate total area⁽¹⁾
393 ft²
36.5 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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Council Tax Band: C
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	75	
(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	