

5 Coxon Street, Spondon, Derby, DE21 7JF

Asking Price £279,950
Freehold



- Traditional Semi-Detached Residence
- Porch & Hallway
- Lounge & Dining Room
- Good Size Breakfast Kitchen
- Three First Floor Bedrooms & Bathroom
- Enclosed Rear Garden
- On-Road Parking
- Popular Residential Location
- Convenient Position
- Close to Excellent Amenities





Summary

A well-presented, traditional, three bedroom, semi-detached residence occupying a prime position close to the heart of sought after Spondon.

Sold with the benefit of no upper chain and gas central heating the accommodation comprises entrance porch, entrance hall, lounge, dining room and good sized dining kitchen. The first floor landing leads to three sizable bedrooms and a well-appointed bathroom.

To the rear of the property is an enclosed garden featuring lawn and decking.

F&C

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)

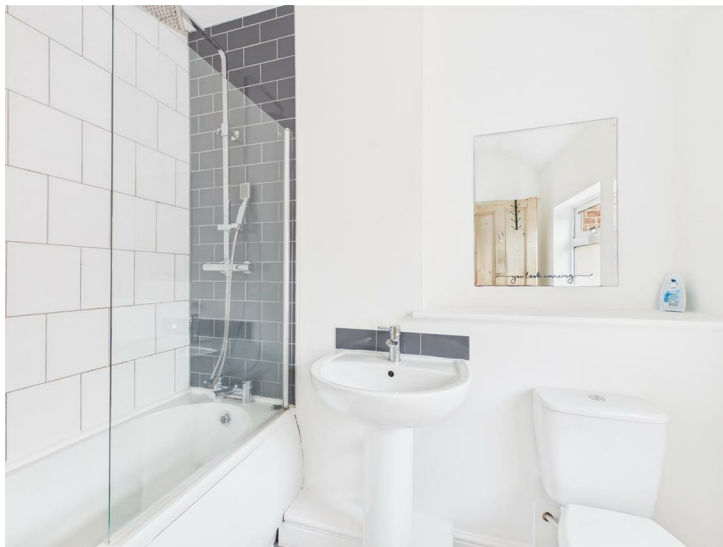
With central heating radiator and window to rear.



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.



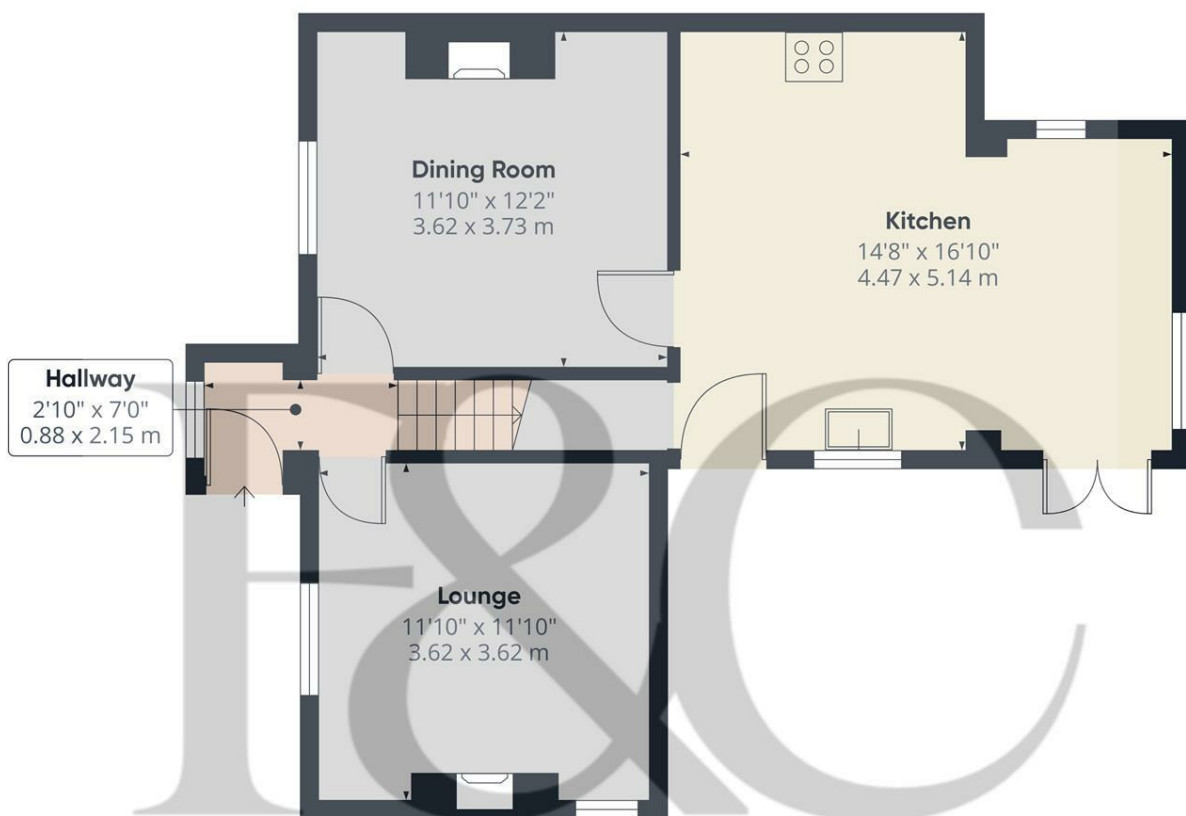
Outside

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



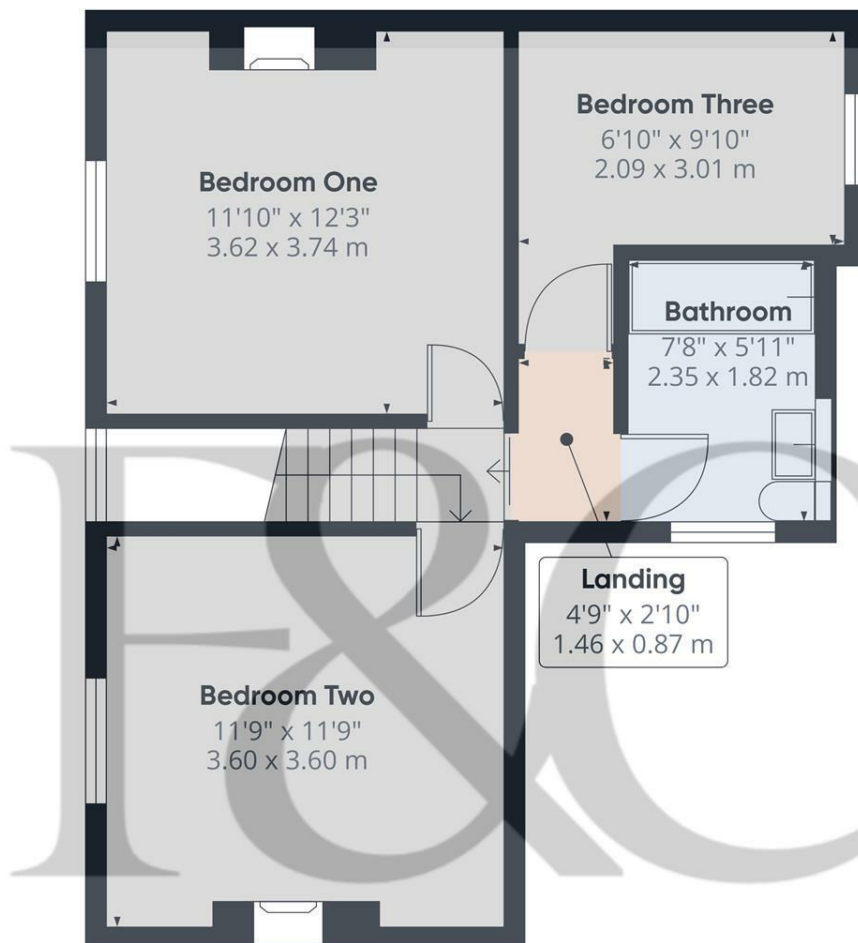
Floor 0

Approximate total area^m
553 ft²
51.3 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.

GIRAFFE360



Floor 1

Approximate total area^m
417 ft²
38.8 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.

GIRAFFE360



Duffield Office
Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office
15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office
3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

Nottingham Office
2 Broadway
The Birkin Building
Lace Market
Nottingham
NG1 1PS

01158 222244
nottingham@fletcherandcompany.co.uk

5 Coxon Street
Spondon
Derby
DE21 7JF

Council Tax Band: A
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	