

# Fletcher & Company

55 Dale Road, Spondon, Derby, DE21 7DG

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Price £299,950

Freehold

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- Popular Location
- Superbly Presented Throughout
- Gas Central Heated & Double Glazed
- Entrance Hall
- Lounge
- Open Plan Dining Kitchen
- Three First Floor Bedrooms, Bathroom & Separate WC
- Well Established Garden
- Driveway & Garage
- Close to Excellent Transport Links





## Summary

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This is a superbly presented, bay fronted, semi-detached residence occupying a popular and convenient location in Spondon. The property is set back from the road behind a good sized lawn and driveway providing ample off-road parking and access to a detached garage with outhouse.

To the rear of the property is a very pleasant and private, well-established garden with lawn and patio.

Internally the property is double glazed and gas central heated with entrance hall, lounge with feature fireplace and open plan dining kitchen with built-in appliances. The first floor landing leads to three bedrooms, newly fitted bathroom and separate WC.

# F&C

## 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

### Ground Floor

#### Entrance Hall

9'10" x 6'1" (3.02 x 1.86)

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

#### Lounge

12'10" x 11'8" (3.92 x 3.56)

Featuring a fireplace with marble surround and hearth and living flame fitted gas fire, central heating radiator, picture rail and double glazed bow bay window to front.



**Open Plan Dining Kitchen**  
19'8" x 11'10" (6.00 x 3.61)



**Dining Area**

A spacious area with period style central heating radiator, understairs storage cupboard, double glazed window to rear and double glazed door to side.



### High Specification Fitted Kitchen

Comprising quartz worktops, matching island/breakfast bar with inset stainless steel sink unit, gloss finish base cupboards and drawers, complementary wall mounted cupboards with down lighting, Smeg five plate gas hob with tiled surround and extractor hood over, built-in Smeg double oven with grill, integrated fridge, freezer, dishwasher and washing machine, period style central heating radiator, recessed ceiling spotlighting and double glazed sliding patio door to garden.



### First Floor Landing

9'10" x 8'0" (3.02 x 2.46)

A semi-galleried landing with access to loft space, airing cupboard housing the gas fired boiler and double glazed window to side.

### Bedroom One

11'10" x 11'3" (3.62 x 3.45)

Having a central heating radiator and double glazed bow bay window to front.



### Bedroom Two

11'10" x 8'10" (3.61 x 2.71)

With central heating radiator, fitted wardrobes and double glazed window to rear.



### **Bedroom Three**

8'0" x 7'10" (2.45 x 2.41)

Having a central heating radiator, useful storage cupboard and double glazed window to rear.

### **Recently Upgraded Bathroom**

5'8" x 5'4" (1.73 x 1.63)

Fully tiled with a suite comprising vanity unit with wash handbasin and cupboard beneath, bath with shower over, period style towel radiator and double glazed window to rear.



### **Separate WC**

5'9" x 2'10" (1.77 x 0.87)

Appointed with a low flush WC, period style central heating radiator and double glazed window to side.

### **Outside**

To the front of the property is a good sized lawn with attractive herbaceous borders containing plants and shrubs. A tarmac driveway provides off-road parking and access down the side of the house through a timber gate leads to a detached single garage with up and over door. There is an adjacent outhouse.

To the rear of the property is a very pleasant, well-established garden offering a high degree of privacy with patio area surrounded by well-stocked flower beds, a generous sized lawn and a further range of plants, shrubs and mixed hedging.





**Hallway**  
6'1" x 9'11"  
1.86 x 3.02 m



Floor 0

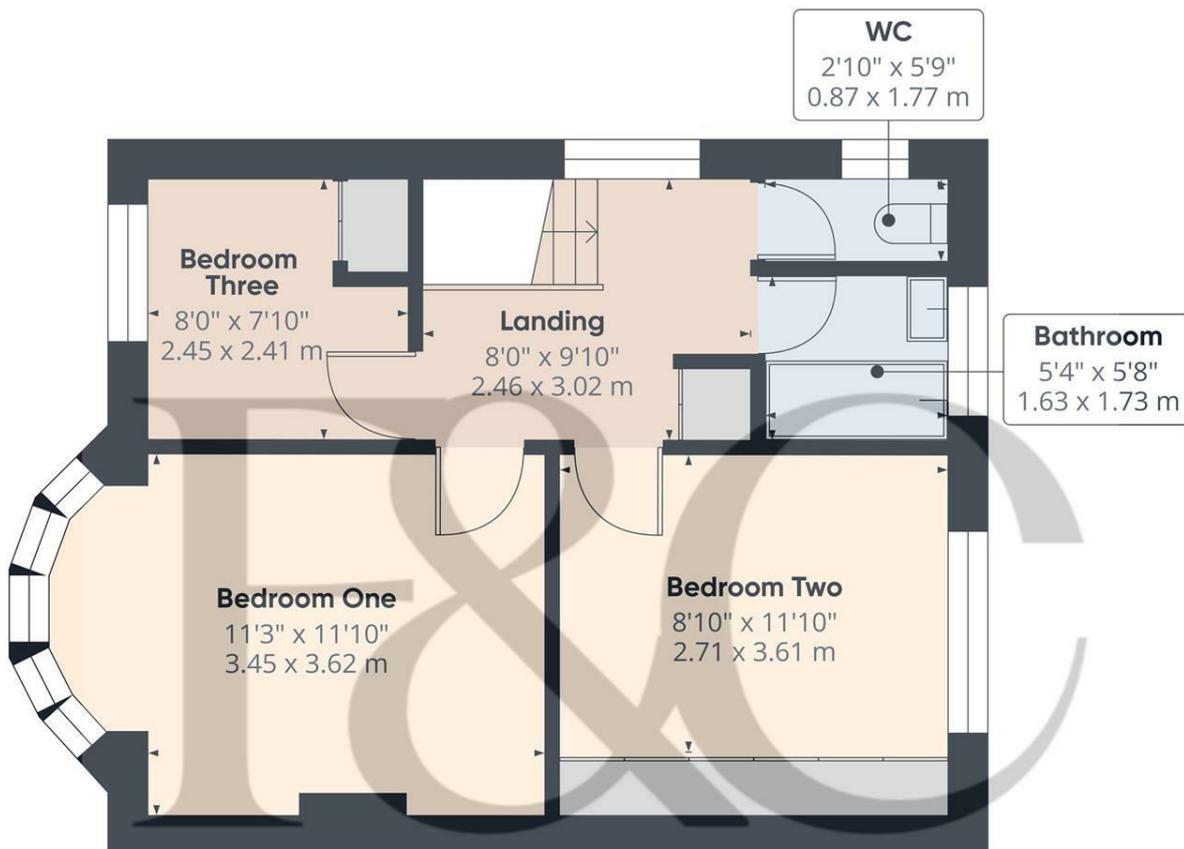
Approximate total area<sup>(1)</sup>  
453 ft<sup>2</sup>  
42.1 m<sup>2</sup>

(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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**WC**  
2'10" x 5'9"  
0.87 x 1.77 m



Floor 1

Approximate total area<sup>(1)</sup>  
448 ft<sup>2</sup>  
41.7 m<sup>2</sup>

(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: B  
Tenure: Freehold



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	