

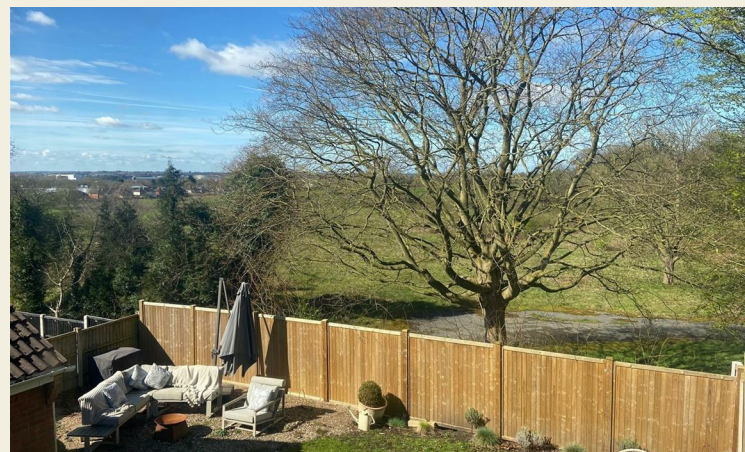
74 Merchant Avenue, Spondon, Derby, DE21 7NA

Offers Around £250,000

Freehold



- Stylish Presented
- Entrance Hall with Lounge off
- Breakfast Kitchen
- Three Bedrooms
- Superbly Appointed Shower Room
- Enclosed Rear Garden
- Hard Standing & Spacious Outbuilding
- Easy Access to Amenities
- Close to A52
- Viewing Recommended





Summary

This is a stylishly presented, three bedroom, semi-detached residence located towards the top of Merchant Avenue in popular Spondon.

The property offers gas central heated and double glazed accommodation and comprises entrance hall, spacious lounge and breakfast kitchen. The first floor leads to three bedrooms and a well-appointed shower room.

There is hard standing to the front and a spacious detached outbuilding. To the rear of the property is a good sized, private garden featuring a lawn, timber fencing, a backdrop of mature trees and a pleasant open outlook.

F&C

The Location

The property's location in Spondon gives easy access to a nearby supermarket and there is a fabulous range of amenities in the village itself. There is easy access onto the A52 as well as West Park secondary school. It is also conveniently located for the Wyvern retail park and Derby City centre.

Accommodation

Ground Floor

Entrance Hall

8'6" x 6'5" (2.61 x 1.96)

An entrance door with glazed inset provides access to hallway with central heating radiator, staircase to first floor with understairs storage cupboard, herringbone pattern floor and double glazed window to side.



Lounge

15'2" x 11'4" (4.64 x 3.46)

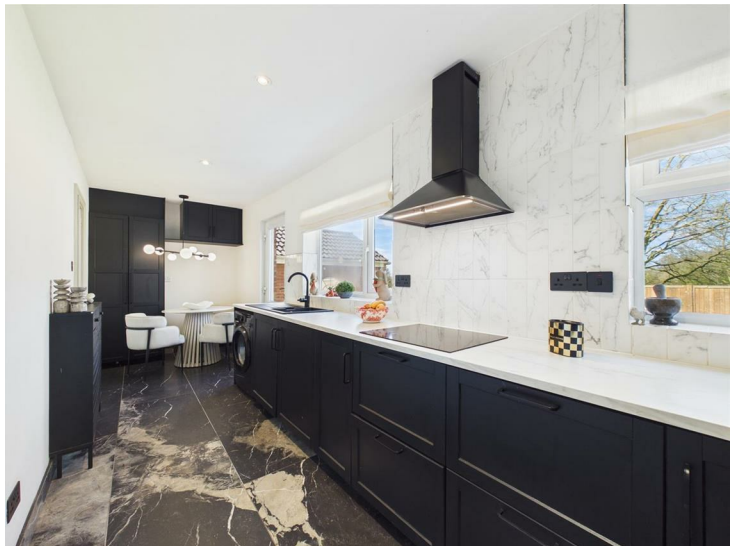
Having a central heating radiator, decorative coving and two double glazed windows to front.



Stylish Fitted Kitchen

22'3" x 6'3" (6.80 x 1.92)

Comprising marble effect worktops, tiled surrounds, inset sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, integrated fridge freezer, electric hob with extractor hood over, built-in oven, appliance space suitable for washing machine, impressive tile flooring, two double glazed windows to rear and double glazed door to garden.



First Floor Landing

11'10" x 2'11" (3.63 x 0.90)

With access to loft space and double glazed window to side.

Bedroom One

12'0" x 9'6" (3.68 x 2.92)

Having a central heating radiator and double glazed window to rear with fabulous view.



Bedroom Two

12'0" x 8'5" (3.66 x 2.58)

With central heating radiator and double glazed window to front.



Bedroom Three

Having a central heating radiator and double glazed window to side.

Fabulous Bathroom

9'11" x 6'2" (3.03 x 1.90)

An extremely stylish bathroom with a combination of tiling and a black suite comprising low flush WC, vanity unit with wash handbasin with storage drawers beneath, spacious walk-in shower cubicle, towel radiator and double glazed window to rear.

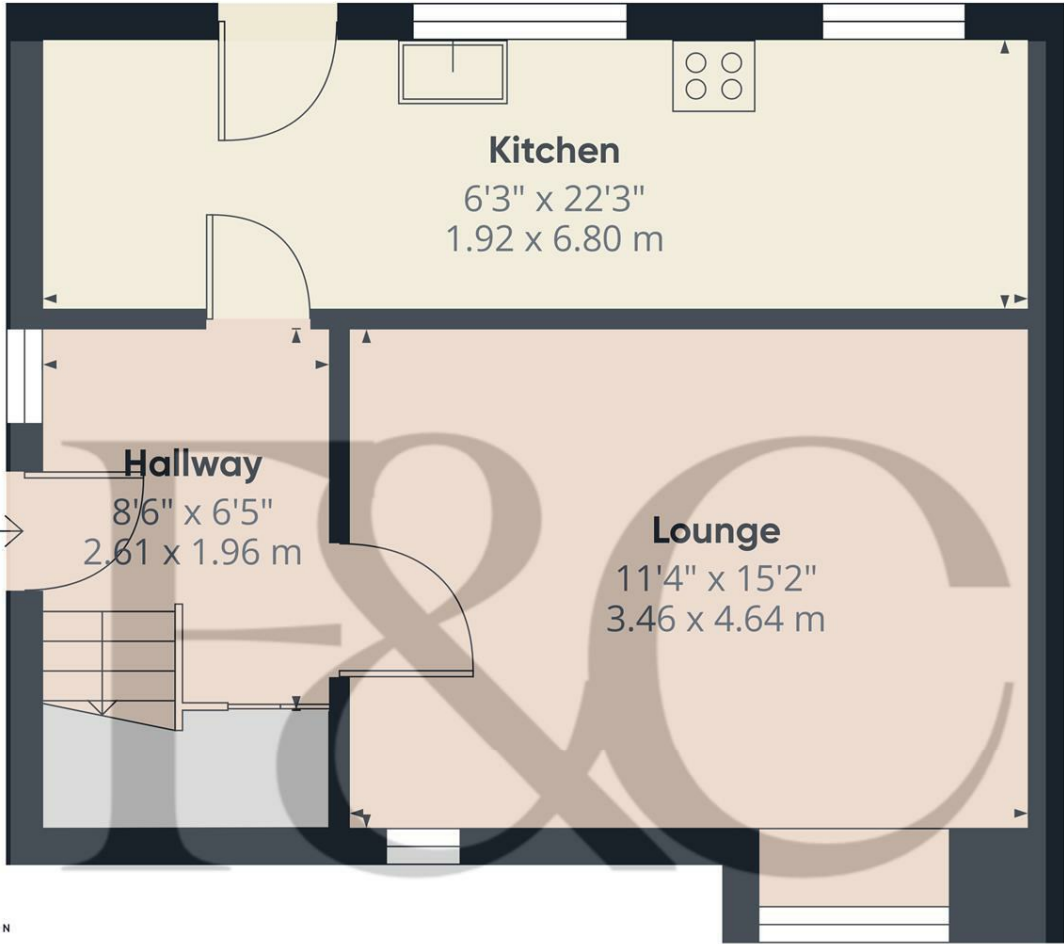


Outside

As previously mentioned, there is a hard standing section to the front with a detached outbuilding. To the rear of the property there is an enclosed rear garden offering a high degree of privacy and views.



Council Tax Band A



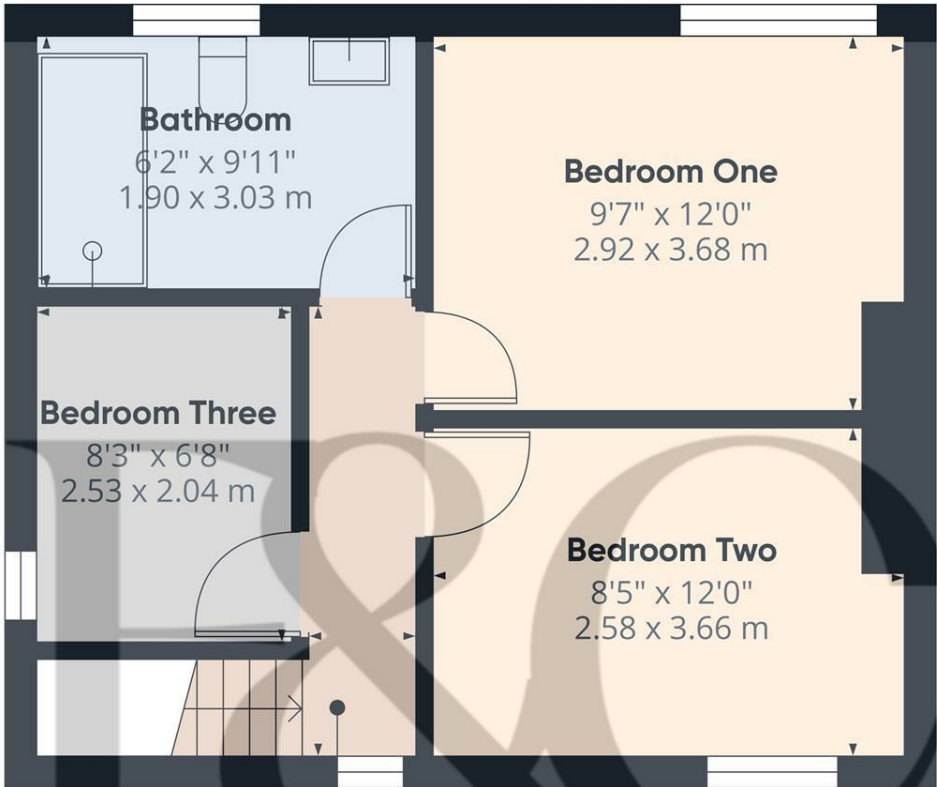
Floor 0

Approximate total area⁽¹⁾
 396 ft²
 36.8 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



Floor 1

Approximate total area⁽¹⁾
 363 ft²
 33.7 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

74 Merchant Avenue
Spondon
Derby
DE21 7NA

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		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	