



Moor End,
Spondon, Derby
DE21 7ED

£219,950 Freehold

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A TWO BEDROOM SEMI DETACHED COTTAGE SITUATED IN ONE OF THE SOUGHT AFTER LOCATION OF SPONDON.

Robert Ellis are delighted to bring to the market a property which is full of Character and offers light and airy accommodation. Being well maintained by the current owners over the last few years the boiler and heating system has been replaced and the Conservatory has had the window and French doors replaced which faces onto the south facing garden. The property is very well suited to the First Time Buyer or somebody looking to downsize and a viewing is a must to fully appreciate the accommodation on offer.

The property benefits from modern conveniences such as gas central heating and double glazing and in brief comprises of a cosy lounge with beams to the ceilings, a breakfast kitchen having room for a dining table with beams to the ceilings and a door onto the brick base conservatory. To the first floor landing there are two bedrooms, the master having an extra velux window and a family bathroom. The attic also offers great storage space having a pull down ladder. Outside the property is set back from the road and to the rear there is a lovely garden with brick built outbuildings, one which is currently used as a toilet and the other for storage.

Spondon is a well served village with lots of local amenities and facilities with there being an Asda supermarket on the outskirts and various other shops in the centre of the village as well as pubs, cafes and other eateries, there are schools for all ages, healthcare and sports facilities and excellent transport links which include J25 of the M1, East Midlands Airport, stations at Derby and East Midlands parkway and the A52 and other main roads which provide good access to Derby as well as Nottingham and other towns and cities.



Lounge

13'02 × 13'09 (4.01m × 4.19m)

Front entrance door, UPVC double glazed window to the front, under stairs storage cupboard, radiator, beams to the ceiling, exposed brick chimney breast and door to:

Breakfast Kitchen

13'05 × 14'05 (4.09m × 4.39m)

Base units with work surface over, Belfast sink with mixer tap over, tiled walls and splashbacks, plumbing for automatic washing machine, appliance space, Eye level oven, inductions hob and extractor hood over, beams to the ceilings, recess lighting, radiator, stairs to the first floor landing, luxury vinyl tiled floor, windows and doors to:

Conservatory

13'02 × 8'02 (4.01m × 2.49m)

Brick base with UPVC windows and French Doors to the rear, power sockets and luxury vinyl tile flooring.

First Floor Landing

Access to the loft offering storage with a pull down ladder and doors to:

Bedroom 1

14'06 × 9'08 (4.42m × 2.95m)

UPVC window to the front, Velux window, radiator and built in wardrobe, exposed floorboards.

Bedroom 2

13'09 × 8'04 (4.19m × 2.54m)

UPVC double glazed window to the rear and radiator, exposed floorboards.

Bathroom

A white three piece suite comprising panelled bath with shower from the mains, sink with drawers underneath, low flush w.c, tiled walls and splashbacks, radiator, UPVC double glazed window to the rear, recess lighting, luxury vinyl tiled flooring.

Outside

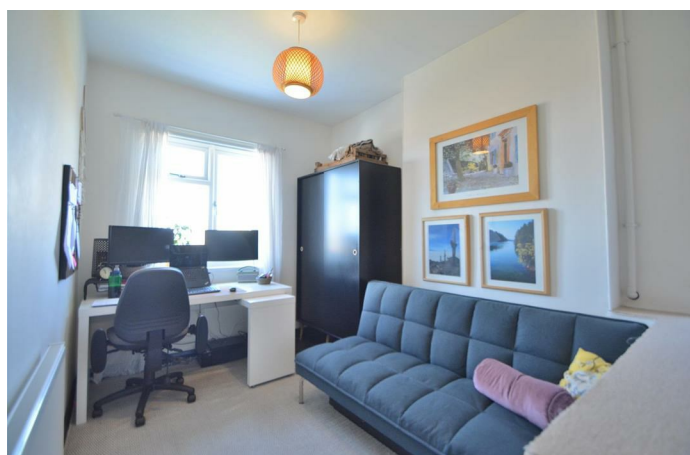
To the front of the property there is a low maintenance garden area. To the rear there is a patio area immediate to the property leading you to the lawn which has lovely

boarders having small shrubs and flowers. There is a path leading you to the bottom of the garden where there is access onto Stewart Close and two brick built out buildings, one housing a toilet and the other offers great storage space.

Directional Note

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and through the villages of Breaston and Draycott. Pass the Market Place into Borrowash and continue along turning right into Nottingham Road. Turn third right into Willowcroft, at the mini island turn right into Sitwell Street and at the next mini island continue over onto Moor Street and then left into Moor End where the property can be found on the left hand side.

6197EC





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		67	
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.