

# Dreyfus Close

Spondon, Derby, DE21 7RR

John German







HOME GUARD SECURITY SYSTEMS  
0115 232 0013





# Dreyfus Close

Spondon, Derby, DE21 7RR

£425,000

Perfect for multi generational living with a lovely two bedroomed main bungalow comprising lounge/diner, kitchen and shower room and a self contained annex with a lounge, double bedroom, kitchen and full bathroom. Ample parking for both properties and they share a private low maintenance garden.





Spondon is a vibrant village on the outskirts of Derby offering a great range of local shops both in the centre of the village and closer at hand on Dale Road. The village also has a range of leisure facilities and schooling. Excellent road networks provide transport links into Derby and beyond and outwards Nottingham.

Entrance to the main bungalow is via the entrance door located on the side of the property which opens into a central hallway providing access to the bedroom, shower room and living room.

The master bedroom is a good sized double with mirror fronted fitted wardrobes, uPVC double glazed window to the front and central heating radiator.

The second bedroom has a uPVC double glazed window to the rear and a central heating radiator.

The fully tiled shower room is fitted with a double shower tray, low flush WC and a pedestal washbasin, uPVC double glazed window to the rear, chrome heated towel radiator.

The lounge dinner has a large picture window overlooking the front elevation, a wall mounted gas fire and stone plinth to the side, central heating radiator and glazed door through to the kitchen.

The kitchen is fitted with a range of base and eye level units with roll edge worksurfaces, inset stainless steel sink unit with mixer tap, tiled splashbacks and corner display shelving, integrated fridge and freezer, slot in oven (to be included) and space for a washing machine. UPVC double glazed window and matching rear entrance door, central heating radiator.

The Annex was constructed 2001/2002 and is fully self contained and metered separately with its own central heating boiler. Entrance into the Annex is via a uPVC double glazed entrance door to the side that opens into a modern fitted kitchen with a range of base and eye level units with wood effect worksurfaces, a circular stainless steel sink with a matching draining board, tiled splashbacks, under counter oven and an induction hob above, integrated fridge, tiled flooring, central heating radiator and doors leading off to the bathroom and into the main living room.

The bathroom is fitted with a full three piece suite comprising panelled bath with shower attachment over, low flush WC and a pedestal washbasin, full height ceramic tiling, combination radiator and towel rail, window to the front.

The lounge has polished wooden floorboards, French doors opening out onto the garden and a feature cast-iron open fire with a patterned tile hearth and a carved wooden surround.

The bedroom is located off the lounge with polished wooden floorboards, window to the side and a central heating radiator.

Outside in front of the bungalow is a spacious gravelled parking area allowing for side by side parking.

The garden sits between the two properties and is fully enclosed with two separate gates providing access to the street to allow the occupants to of each property to come and go privately. The garden is designed for low maintenance with gravelled beds and paved pathways. There is a good sized timber garden shed located in the side of the main bungalow and to the side of the annex is a second very useful "lean to" providing loads of storage and housing the washing machine and tumble dryer for the annex.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Mains gas (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Derby City Council / Tax Band B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA08072024

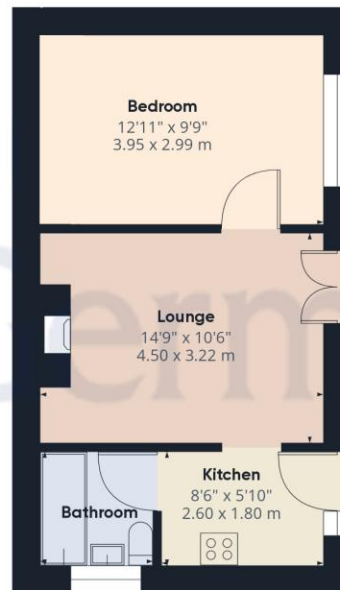








Ground Floor Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

883.51 ft<sup>2</sup>

82.08 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE13HB

01332 943818

derby@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
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