



4 Atlas Way
Spondon
Derby
DE21 7TT

£259,000

- Sought after location
- Gas central heating and upvc double glazing
- Entrance hall and guest cloakroom
- Living dining room
- Conservatory
- Well appointed kitchen
- Two double bedrooms and a well appointed family bathroom to the first floor
- Master bedroom and luxury en-suite to second floor
- Low maintenance rear garden
- Single garage and driveway

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

An opportunity to acquire this modern three bedroom three storey semi-detached property in a sought after location. The property has been well presented throughout and enjoys upvc double glazing and gas central heating.

An internal inspection is highly recommended and accommodation briefly comprises, entrance hall, guest cloakroom, good sized living dining room, conservatory and well appointed kitchen. There are two double bedrooms and a well appointed family bathroom to the first floor. The second floor gives access to the master bedroom with dressing area and en-suite shower room.

Outside to the front is a driveway providing ample off road parking leading to a single garage to the side of the property. To the rear is a low maintenance garden.

LOCATION

Spondon is a highly sought after location with a good range of shops around the village centre, excellent schooling at both primary and senior school levels including the well regarded West Park School. Easy access onto the A52 and nearby large supermarket as well as open countryside and a regular bus service.

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

Radiator, useful store cupboard, stairs leading to the first floor.

GUEST CLOAKROOM

Low flush w.c, pedestal wash hand basin, ceramic tiling to walls and flooring, radiator and obscure double glazed window to front.





WELL APOINTED KITCHEN

11'10" x 6'0"

Range of fitted base, wall and drawer units with cupboard and drawer fronts, roll edge granite effect laminate preparation surfaces with inset 1½ basin stainless steel sink unit with adjacent drainer board and mixer tap over, space suitable for automatic washing machine, integrated dishwasher, built in electric fan assisted double oven, four ring gas hob, integrated extractor over, cupboard housing the gas boiler servicing the central heating system and providing domestic hot water, ceramic wall tiling, upvc double glazed window to the front, electric heater.

LIVING/DINING ROOM

17'10" x 13'1"

Wood grain effect flooring, two double radiators, TV and telephone points, upvc double glazed sliding door leading to:

CONSERVATORY

10'8" x 9'9"

Ceramic flooring, upvc double glazed windows to both side and rear elevations with matching double doors providing access to the rear garden and patio.

ON THE FIRST FLOOR

LANDING

Radiator and doors off.

DOUBLE BEDROOM TWO

13'1" x 8'11"

Two radiators, built in wardrobes with sliding mirrored doors, two upvc double glazed windows to the front.

DOUBLE BEDROOM THREE

13'0" x 9'11"

Built in wardrobes with mirrored doors, cupboard housing the hot water cylinder, radiator, upvc double glazed window to the rear.

FAMILY BATHROOM

6'5" x 6'2"

Comprising, panel bath with shower over and side screen, pedestal wash hand basin, low flush w.c., radiator, ceramic wall tiling, extractor fan.

ON THE SECOND FLOOR

MASTER DOUBLE BEDROOM

13'1" x 12'4" into window

Two radiators, upvc double glazed window with pleasant aspect to the front.

DRESSING AREA

8'10" x 6'5" into wardrobes

Fitted wardrobes and built in drawer units, sealed unit double glazed velux rooflight with fitted blind to the rear and door leading into:

LUXURY EN-SUITE SHOWER ROOM

Modern suite in white comprising, low flush w.c., vanity unit wash hand

basin with mixer tap over, cubicle with mixer and additional rain effect effects shower over, radiator, wood grain effect flooring, sealed unit double glazed velux rooflight to the rear elevation.

OUTSIDE & GARDENS

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To the rear of the property is an attractive enclosed low maintenance garden with patio and lawned area enclosed by close lapped timber fencing. To the front is a driveway providing ample off road parking leading to the:

SINGLE GARAGE

COUNCIL TAX BAND

Derby City - C.

DIRECTIONAL NOTE

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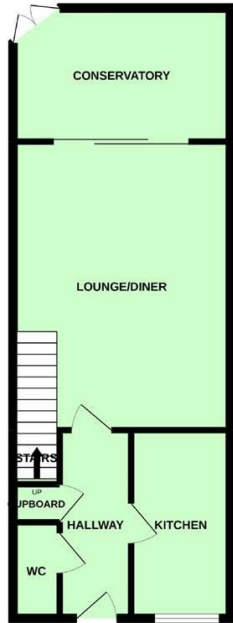
From Derby proceed out of town along the A52 heading east towards Nottingham, bear left as signposted Borrowash. Turn right at the roundabout and proceed towards Borrowash along the A6005. Take the turning right into Falconside Drive bearing left into Altas Way and the property will be located on the left hand side.

VIEWING

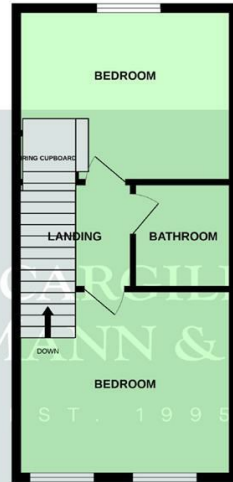
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Strictly by appointment through Scargill Mann & Co - Derby office (APB/SE).

GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



2ND FLOOR
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA : 1176 sq.ft. (109.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		79	89
EU Directive 2002/91/EC			

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