



4 Brecon Close
Spondon
Derby
DE21 7JD

Price
£325,000

- NO UPWARD CHAIN
- LOUNGE
- KITCHEN WITH DINING AREA OFF
- CONSERVATORY
- TWO DOUBLE BEDROOMS
- BATHROOM AND EN SUITE SHOWER
- UTILITY AND CLOAKROOM
- GARAGE, DRIVE AND GARDENS

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

THE PROPERTY

Set on a quiet cul de sac off Locko Road is this individually-designed detached bungalow. The property was built by the current owners and now offers scope for upgrading. The gas centrally heated and double glazed accommodation offers a spacious entrance hallway, a lounge with walk in bay window to the front, a fitted kitchen opening into a dining area with a conservatory off. A utility, and guest cloakroom. There are two double bedrooms with fitted furniture, an ensuite shower room and bathroom.

OUTSIDE

Outside a driveway provides parking and leads to the brick built garage. There are gardens to the front and to the rear of the property.

LOCATION

The property is well situated for Spondon village which offers a range of amenities including shops, a medical center, a church, schools, and excellent transport links for the A52, M1 motorway and access to Derby City Centre where further leisure and shopping experiences can be found.

ACCOMMODATION

Entrance door opening into porch:

PORCH

0.89 x 3.29 (2'11" x 10'10")

With further door opening through to hallway:

HALLWAY

Having doors leading off to bedrooms, bathrooms, kitchen and lounge, radiator and ceiling light point

LOUNGE

4.10 x 4.97 excludes bay window (13'5" x 16'4" excludes bay window)

Ornate coving to ceiling, ceiling light points, large walk in bay window to the front aspect, further window to the side aspect, marble effect fire surround with marble effect insert and hearth with living flame gas fire inset and radiator.

FITTED KITCHEN

2.95 to window x 3.19 (9'8" to window x 10'6")

Is fitted with a range of base cupboards, drawers and matching wall mounted cabinets, work tops incorporate a four ring gas hob and a one and a quarter sink with side drainer, there are tiled surrounds, ceiling light point, window looking out over the rear garden and a useful built in pantry cupboard. Door leads off to the utility and a further arch way leads off to the dining room.

DINING ROOM

2.65 x 3.20 to French doors (8'8" x 10'6" to French doors)

Has a continuation of the tiled flooring, radiator, wall mounted gas fire, light tunnel and French door leading out to the conservatory





CONSERVATORY

2.91 width max x 3.28 max (9'7" width max x 10'9" max)
Has French doors out to the rear, radiator and ceiling light point.

UTILITY

1.85 x 3.25 (6'1" x 10'8")
Has window with door out to the rear garden and is fitted with a range of base cupboards, wall mounted cabinets and larder cupboards, there is a stainless steel sink and side drainer inset within work top, there is space for washing machine, space for tumble dryer, ceiling light point, radiator and door leading through to cloakroom.

CLOAKROOM

0.72 x 1.85 (2'4" x 6'1")
Has W.C, wall mounted hand wash basin with tiled surrounds, ceiling light point and radiator.

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From the hallway an archway leads through to the rear lobby with bedrooms leading off:

BEDROOM ONE

3.90 into bay x 4.11 (12'10" into bay x 13'6")
Fitted with a built in wardrobes providing hanging space and shelving, there are matching bed side cabinets and dressing table, ceiling light point, radiator, large bay window to the front aspect and further door to En suite.

EN SUITE SHOWER ROOM

1.14 x 1.45 excludes shower cubicle (3'9" x 4'9" excludes shower cubicle)
Fully tiled shower enclosure with glazed door, wall mounted hand wash basin, W.C, tiled surrounds, obscure window to the side aspect, ceiling light point and radiator.

BEDROOM TWO

4.10 x 3.10 to window (13'5" x 10'2" to window)
Window looking out to the rear aspect, radiator, ceiling light point and twin built in wardrobes providing hanging space and shelving and built in dressing table with light.

BATHROOM

1.55 x 2.57 to window (5'1" x 8'5" to window)
Is fitted with a panelled bath, W.C, vanity unit with hand wash basin inset, tiled surrounds, obscure window to the rear aspect, ceiling light point and radiator.

OUTSIDE.

A block paved driveway provides off road parking, central paved path leads to the front door with lawns and herbaceous borders, a gate at the side of the property leads to the back of the property and rear garden, which is predominantly laid to lawn, with patio area and rockery.

GARAGE

2.74 min x 5.30 (9'0" min x 17'5")
Has remote up and over door, power, light a personal access door that leads out to the rear garden and the Ideal domestic hot water and central heating boiler is housed here.

TENURE

Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

AGENTS NOTE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.
<https://www.gov.uk/check-long-term-flood-risk>
<https://www.gov.uk/government/organisations/environment-agency>
<http://www.gov.uk/>

CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

COUNCIL TAX BAND

Derby City Council - Band E

CURRENT UTILITY SUPPLIERS

Water - Severn Trent Water
Gas - British Gas
Electric - British Gas
Sewage
Broadband supplier
Broadband speeds
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

SCHOOL CATCHMENT AREAS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>
<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>
<http://www.derbyshire.gov.uk/>

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 02/2024)/A

GROUND FLOOR



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		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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