



**179 Nottingham
Road
Spondon
Derby
DE21 7GZ**

**Offers In The
Region Of
£280,000**

- **SUPERBLY RENOVATED
AND BEAUTIFULLY
PRESENTED**
- **NEW KITCHEN AND
BATHROOMS**
- **NEW CONSUMER
BOARD**
- **NEW FLOORING**
- **WELL-KEPT GARDEN
WITH WORKSHOP**
- **MOVE IN CONDITION**
- **VIEWING ABSOLUTELY
ESSENTIAL**
- **BEST AND FINAL
OFFERS WEDNESDAY
28 MAY 2025**

GENERAL INFORMATION

THE PROPERTY

BEST AND FINAL OFFERS WEDNESDAY 28 MAY 2025

Sitting in a convenient location off a service road on Nottingham Road in the popular area of Spondon, this superbly extended and upgraded semi-detached family home offers a delightful blend of modern living and comfort. As you step inside, you are greeted by a welcoming hallway leading to a newly fitted, impressive living and dining kitchen, complete with integrated appliances, perfect for family meals and entertaining guests.

The property boasts a lovely cosy snug, ideal for relaxation, and a modern guest cloakroom for added convenience. On the first floor, three well-proportioned bedrooms provide ample space for family or guests. The re-fitted modern bathroom features a stylish shower bath, ensuring a tranquil retreat for your daily routines.





Outside, the property is equally impressive. It features a driveway that accommodates several cars. Side gates lead you into the beautifully landscaped rear gardens, which include a well-kept lawn, inviting patio areas for al fresco dining, and herbaceous beds that add a touch of nature. Additionally, a workshop provides a practical space for hobbies or storage.

This home is perfect for families seeking a blend of modern amenities and outdoor space in a friendly neighbourhood. With its tasteful decor and thoughtful upgrades, it is ready for you to move in and make it your own. Don't miss the opportunity to view this exceptional property.

ACCOMMODATION

Entrance door with two glazed side screens opens up into the hallway.

HALLWAY

1.83m width x 4.65m (6'0" width x 15'3")
Having stairs off to first floor, useful under stairs storage cupboard and door opening through to the guest cloakroom.

GUEST CLOAKROOM

0.74m x 1.92m (2'5" x 6'3")
Is equipped with a modern W.C., vanity unit with hand wash basin and tiled splashbacks, there is a ceiling light point and radiator.

LOUNGE

3.49m x 3.73m exc bay window (11'5" x 12'2" exc bay window)
Has a large walk in bay window to the front aspect, ceiling light point and radiator.

IMPRESSIVE LIVING DINING KITCHEN

5.37m max width 5.06m min x 6.24m (17'7" max width 16'7" min x 20'5")

This beautiful room has attractive wood effect flooring, fully fitted kitchen with larder cupboards, base cupboards, matching wall mounted cabinets and an island incorporating drawers, there are attractive marble effect work tops with one and a quarter sink inset and within the island is a four ring electric induction hob, integrated appliances include a fridge, freezer, oven and a microwave with steam oven along with a dishwasher, there are bi fold doors leading out onto the rear terrace with an attractive landscaped garden beyond, there are two Velux windows, recessed ceiling down lights and contemporary radiator.



FIRST FLOOR

Stairs rise to the landing.

LANDING

With window to the side access, loft access point and all doors leading off:

PRINCIPAL BEDROOM

4.52m into bay window x 3.50m (14'9" into bay window x 11'5")

Has a lovely walk in bay window to the front aspect, recessed ceiling down lights and radiator.

BEDROOM TWO

3.48m to window x 3.49m (11'5" to window x 11'5")

Has recessed ceiling down lights, radiator and window to rear aspect.

BEDROOM THREE

1.81m x 2.10m (5'11" x 6'10")

Has a window to the front aspect, ceiling light point and radiator.

ATTRACTIVELY REFITTED BATHROOM

2.09m x 1.79m (6'10" x 5'10")

Is equipped with a shower bath with waterfall mixer taps and separate shower with waterfall and hand held heads, vanity unit with hand wash basin inset with waterfall taps and W.C., there is contemporary styled heated towel rail, obscure window to the rear aspect, further wall mounted storage cupboard and tiled surrounds with marble effect and contrasting tile inserts, there is wood effect flooring and recessed ceiling down lights.

OUTSIDE

The property sits back off Nottingham Road on a service road behind an attractive stoned walling with a block paved driveway giving parking for several vehicles. The rear garden is fully enclosed and is attractively landscaped with lawn, herbaceous borders, paved patio areas and garage. Please be aware that there is restrictive access down the side of the property to the garage which would probably only suit a small vehicle.

AGENTS NOTES

If you have accessibility needs please contact the office before viewing this property.

TENURE

FREEHOLD - 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.

COUNCIL TAX BAND

Derby City - Band B

CONSTRUCTION

Standard Brick Construction

CURRENT UTILITY SUPPLIERS

Gas

Electric

Oil

Water - Mains

Sewage - Mains

Broadband supplier



BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding 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/>

SCHOOLS

<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](https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx)

<http://www.derbyshire.gov.uk/>

CONDITION 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.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 05/2025) A



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.
Made with Metropix 6/2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(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	

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