

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

**Offers Over
£260,000**



- NO UPWARD CHAIN
- RENOVATED THREE BEDROOM SEMI
- NEW CARPETS AND FLOORING THROUGHOUT
- NEW LOG BURNER IN THE LOUNGE
- NEW FITTED KITCHEN
- NEW FITTED BATHROOM
- NEW ROOF ON FORMER GARAGE AND TOOL STORE.
- GARDEN CURRENTLY BEING RENOVATED

GENERAL INFORMATION

THE PROPERTY

This traditionally built three-bedroom semi-detached house sits in this sought-after area of Nottingham Road on the service road with a tree and grassland outlook. It is a great find for those seeking a modern and comfortable home. Recently refurbished, the property is in excellent condition and ready for you to move in without delay. It is enhanced by new carpeting and flooring that flows seamlessly throughout the home.

Upon entering, you will be greeted by an inviting hallway, cloakroom and the cosy lounge features a newly installed log burner, perfect for those chilly evenings, creating a wonderful space for relaxation and family gatherings.

The stylish new fitted kitchen opens into a dining area, ideal for entertaining guests or enjoying family meals, with French doors opening onto the new decked terrace. The first floor boasts a smart new bathroom, designed with contemporary fixtures and finishes.





Outside, the property benefits from a rear garden, which is currently cleared to make way for a new lawn, which will provide a perfect outdoor space for children to play or host summer barbecues. The former garage and tool store have also been fitted with new roofs.

This property is a lovely home and a popular location, making it an excellent choice for families and professionals alike. This semi-detached house is a must-see with its modern amenities. Don't miss the opportunity to make this lovely property your new home.

LOCATION

Spondon is a popular location with good schooling and close to Derby's city centre and major employer Rolls Royce. There are a range of shops,

dentist, doctors and excellent travel via the A6, and A52 connecting to the A50, and M1 for travel to Nottingham, and Leicester

ACCOMMODATION

Entrance door opening through to hallway.

HALLWAY

1.80m inc stairs x 4.64m (5'10" inc stairs x 15'2")

Has attractive wood effect flooring, stairs off to first floor, door to lounge, door to dining kitchen and a further door opening through to the cloakroom.

CLOAKROOM

0.72m width x 1.46m (2'4" width x 4'9")

Has wall mounted hand wash basin, W.C., obscure window to the side aspect and recessed ceiling down lights.

LOUNGE

3.74m exc bay window x 3.47m (12'3" exc bay window x 11'4")

Has a large walk in bay window to the front aspect, oak mantle with log burner inset on a stone hearth, ceiling light point and radiator.

DINING KITCHEN

3.51m max 2.07m min x 5.38m into chimney (11'6" max 6'9" min x 17'7" into chimney)

Has French doors leading out onto the rear decked terrace, radiator, recessed ceiling down lights, attractive wood effect flooring and a range of modern base cupboards with oak worktops over which are inset with a four ring electric hob and an enamel sink with mixer taps over, the domestic hot water and central heating boiler is housed here, there is a



further window to the side aspect and a door leading through to the conservatory.

CONSERVATORY

2.47m width x 1.24m (8'1" width x 4'0")

Has a window out to the rear decked terrace and plumbing for washing machine.

FIRST FLOOR

LANDING

With a window to the side aspect, loft access point, ceiling light point and all doors leading off:

BEDROOM ONE

3.47m into chimney x 3.74m exc bay (11'4" into chimney x 12'3" exc bay)

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

BEDROOM TWO

3.47m into chimney x 3.49m (11'4" into chimney x 11'5")

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



BEDROOM THREE

2.1m x 1.81m (6'10" x 5'11")

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

REFURBISHED BATHROOM

1.79m x 2.08m to window (5'10" x 6'9" to window)

Has an obscure window to the rear aspect, shower bath with black industrial style shower screen with black waterfall taps and shower heads with waterfall and hand held, W.C., vanity unit with hand wash basin inset with waterfall taps, there are recessed ceiling down lights, black heated towel rail and wood effect flooring.

OUTSIDE

The property sits back off Nottingham Road behind the service road with an attractive lawned frontage and trees, there is a walled boundary and wrought iron gates leading into the driveway with a paved frontage and shrub borders, double timber gates lead down the



side of the property and open up into the rear garden which has a hedged boundary. The former garage has had a new roof and has an up and over door, there is a pedestrian door and a large decked terrace area and currently the rear garden is being renovated by the owners and will have a lawn, there is space for a greenhouse and there is a brick built tool shed.

AGENTS NOTES

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

If a property is within a conservation area please be aware that Conservation Areas are protect places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation Area requires permission from the relevant authority, subject to certain exclusions.

CONSTRUCTION

Standard Brick Construction



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

CURRENT UTILITY SUPPLIERS

Gas
Electric
Oil
Water - Mains
Sewage - Mains
Broadband supplier

BROAD BAND SPEEDS

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

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

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>

<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 06/2025) 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(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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