



£250,000

Dove Meadow, Derby DE21 7TZ

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Lovely home positioned on a small development
- Lounge with bay window & wood effect flooring
- Dining kitchen with modern units and an outlook over the rear garden
- Guest cloakroom
- Principal bedroom with en-suite shower room
- Two further bedrooms & family bathroom
- Tastefully decorated throughout
- Driveway & enclosed rear garden
- Reputable schools and excellent amenities
- Must be viewed!

Property Description

Modern three bedroom home situated on a small development on the edge of Spondon. Enjoying an inviting lounge, dining kitchen overlooking the rear garden and principal bedroom with en-suite.

Main Particulars

Delightful three bedroom home located on the popular Pheasant Fields development in Spondon. Enjoying an inviting lounge with bay window, dining kitchen with modern units and French doors overlooking the rear garden. The ground floor is completed with a guest cloakroom off the entrance. To the first floor there is a principal bedroom with fitted furniture and en-suite shower room. Two further bedrooms and bathroom with white three-piece suite. Block-paved driveway to fore and enclosed rear garden. Spondon is a fantastic location with reputable schools, an excellent range of amenities, Bluebells Farm and the beautiful Locko Park. An early viewing of this lovely home is highly recommended.

Ground Floor

Accommodation

The property is approached via an exterior door with outside coach light into:

Entrance

1.27m x 1.54m (4' 2" x 5' 1") with ceiling light point, central heating radiator, tiled flooring and door into:

Guest Cloakroom

0.93m x 1.83m (3' 1" x 6' 0") appointed with a two-piece suite comprising of a pedestal wash hand basin and WC. Ceramic splashback tiling, floor tiling, ceiling light point and central heating radiator.

Living Room

3.74m x 5.27m (12' 3" x 17' 3") with ceiling light point, central heating radiators, wood effect flooring, double glazed bay window to front elevation and stairs leading to first floor.

Dining Kitchen

2.93m x 4.78m (9' 7" x 15' 8") fitted with a matching range of gloss fronted eye and base level units with wood effect worktops over incorporating a sink unit and four-ring electric hob with extractor over. Built-in electric oven and space for washing machine and fridge/freezer. Ceiling light point, concealed wall mounted boiler, tiled flooring and double glazed window to rear elevation. The tiled flooring continues into the dining area with ceiling light point, central heating radiator and double glazed French doors overlooking the rear garden.

First floor

Landing

0.98m x 2.74m (3' 3" x 9' 0") with ceiling light point, loft hatch providing access to roof space and storage cupboard.

Bedroom One

2.90m x 3.16m (9' 6" x 10' 4") with ceiling light point, central heating radiator, fitted bedroom furniture including wardrobe and bedside cabinets. Double glazed window to front elevation and door into:

En-suite Shower Room

1.49m x 2.54m (4' 11" x 8' 4") appointed with a white three-piece suite comprising of a shower cubicle, pedestal wash hand basin and WC. Complementary ceramic splashback tiling, tiled flooring, mirror insert, ceiling light point, central heating radiator and obscure double glazed window to side elevation.

Bedroom Two

2.60m x 3.17m (8' 6" x 10' 5") with ceiling light point, central heating radiator and double glazed window to rear elevation.

Bedroom Three

2.03m x 2.04m (6' 8" x 6' 8") with ceiling light point, central heating radiator and double glazed window to rear elevation.

Bathroom

2.00m x 2.58m (6' 7" x 8' 6") appointed with a white three-piece suite comprising of an encased panelled bath, pedestal wash hand basin and WC. Ceramic splashback tiling, floor tiling, ceiling light point and central heating radiator.

Outside

To the front of the property is a block-paved driveway providing off-road parking and side access gate leading onto the rear garden. The rear garden is fully enclosed with paved patio area, lawn with borders and decked section at the end of the garden.

Disclaimer

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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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