



£300,000

Arundel Drive, Derby DE21 7QX

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Offered With No Chain/Vacant Possession
- Beautiful Extended Semi-Detached House
- 3 Bedroom & 2 Bathrooms
- Quiet Residential Location
- Ideal Family Home
- 2 Large Outbuildings
- Private Landscaped Gardens
- Well Presented Throughout
- Kitchen & Large Utility Room (Extension)
- COUNCIL TAX BAND B
- View Without Delay

## Property Description

Located in the popular suburb of Spondon close to Derby is this beautifully presented and extended three bedroom semi-detached Home located within a quiet residential location. Offered with no chain/ vacant possession.

## Main Particulars

Derbyshire Properties are absolutely delighted to present this extended semi detached family home located in quiet residential area. The property offers a wealth of living accommodation and comprises of an entrance Porch, Hall, large living room, separate dining room, kitchen and utility (side extension). To the first floor the property comprises of a landing, leading to 3 well proportion bedrooms and two bathrooms. Outside the property boasts a landscaped private garden with two sizable outbuildings. We believe the property will ideally suit families and an early internal inspection should be undertaken to avoid disappointment.

### Entrance Porch

0.51m x 1.53m (1' 8" x 5' 0") With sealed unit double glazed door leading from the front elevation with adjoining window and additional window to the side elevation. Wall mounted radiator, quarry tiled floor covering and hardwood door with adjoining obscured side panel leading into the main entrance.

### Entrance Hall

1.76m x 1.80m (5' 9" x 5' 11") With solid wood floor covering, wall mounted radiator, carpeted staircase to the 1st floor landing, wall lighting and wall mounted alarm control panel.

### Living Room

4.79m x 4.22m (15' 9" x 13' 10") 4.79m x 4.22m (15' 9" x 13' 10") With the continuation of the wood floor covering from the entrance hall, under stairs storagecupboard, decorative coving, TV point and large double glazed bay window to the front elevation. Wall mounted radiator, decorative wall lighting and log burning fire with attractive exposed timber and raised hearth. Internal doorway lead to:

### Dining Room

4.12m x 2.21m (13' 6" x 7' 3") 4.12m x 2.21m (13' 6" x 7' 3") (rear extension) again with the continuation of the solid wood floor covering from the lounge area, decorative coving to ceiling, archway to kitchen, wall mounted radiator and double glazed sealed unit door with adjoining window to side elevation.

### Kitchen

4.24m x 2.48m (13' 11" x 8' 2") 4.24m x 2.48m (13' 11" x 8' 2") Mainly comprising of a range of wall and base mounted units with flat edge work surfaces incorporating a one and half bowl sink drainer unit with mixer taps and complimentary tiled splashback areas. Under cupboard lighting, recessed lighting, gas range with mirrored splashback and extractor canopy, integrated fridge/freezer and dishwasher. Part tiling to walls, double glazed window to the rear elevation, breakfast bar area with wall mounted radiator and stable door leading to:

### Utility

5.71m x 1.94m (18' 9" x 6' 4") 5.71m x 1.94m (18' 9" x 6' 4") entered via UPVC double doors from the front elevation, tiled floor covering and additional door with adjoining window to the rear elevation. The utility comprises of a range of and base mounted matching units with roll-top works surfaces incorporating a stainless steel

sink unit with mixer taps and tiled splashbacks, undercounter space and plumbing for washing machine, wall mounted gas combination boiler, space for tumble dryer and useful storage alcove.

#### Landing

0.76m x 3.98m (2' 6" x 13' 1") Accessed via the main entrance hallway with internal doors giving access to all three bedrooms and two bathrooms. Double glazed obscured window to the side elevation and spotlights to ceiling.

#### Bedroom

3.52m x 3.22m (11' 7" x 10' 7") 3.92m x 3.22m (12' 10" x 10' 7") Double glaze bay window to the front elevation, wall mounted single radiator, a range of fitted wardrobes providing ample storage hanging space and ceiling mounted loft access point.

#### Bedroom

3.10m x 3.27m (10' 2" x 10' 9") 3.27m x 3.10m (10' 9" x 10' 2") Double glazed window to the rear elevation, wood floor covering, wall mounted radiator and fitted bedroom furniture.

#### Bedroom

3.04m x 1.90m (10' 0" x 6' 3") 3.04m x 1.90m (10' 0" x 6' 3") (L shaped room) with double glazed window to the front elevation, wood floor covering, TV point, wall mounted radiators, spotlighting and useful storage closet.

#### Bathroom

1.69m x 1.88m (5' 7" x 6' 2") 1.88m x 1.69m (6' 2" x 5' 7") Comprising of a three-piece white suite containing WC, pedestal wash hand basin and Space-Saver bath with wall mounted electric shower and attachment over and complementary glass shower screen. Part tiling walls, double glazed obscured window, wall extractor fan, wall mounted single radiator.

#### Shower Room

1.70m x 1.77m (5' 7" x 5' 10") 1.77m x 1.70m (5' 10" x 5' 7") Again with a modern three-piece suite to contain WC, pedestal wash hand basin and shower enclosure with wall mount electric shower and attachment over. Attractive wooden clad walls, double glazed obscured window and wall mounted chrome heated towel rail.

#### Outside

To the front elevation is a low maintenance concrete press driveway providing hardstanding for approximately 2 to 3 vehicles. An attractive walled boundary with inset iron railings divide neighbouring properties with side access path.

The beautifully landscaped and private rear garden comprises of a large paved entertaining terrace with gravelled borders. Steps lead down to a lawn area, winding block paved pathway and low maintenance gravelled areas all enclosed by attractive mature planting that provides a high degrees of privacy from neighbouring properties. The garden offers two large brick outbuildings with light and power and attached timber garden shed. The outbuildings could be used for variety of uses to include home office, studio, bar or place of work.

#### Outbuilding 1

4.52m x 3.19m (14' 10" x 10' 6")

#### Outbuilding 2

2.72m x 4.56m (8' 11" x 15' 0")

#### Disclaimer

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- 2: These particulars do not constitute part or all of an offer or contract.
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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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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