



£295,000

Moor Street, Derby DE21 7EB

Detached House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- 1930s bay-fronted detached family home
- Popular and Convenient Residential Location
- No upward chain
- Requires cosmetic modernisation throughout
- Excellent potential to extend (STPP)
- Three well-proportioned bedrooms
- Driveway providing off-road parking for several vehicles
- Enclosed rear garden with patio, lawn and established borders
- Council Tax Band C

## Property Description

A traditional bay-fronted 1930s detached family home, situated within the ever-popular village of Spondon. Offered for sale with no upward chain, the property requires cosmetic modernisation throughout but presents tremendous potential.

## Main Particulars

An excellent opportunity to acquire this traditional bay-fronted 1930s detached family home, situated within the ever-popular village of Spondon. Offered for sale with no upward chain, the property requires cosmetic modernisation throughout but presents tremendous potential to create a superb family residence. There is also scope for further extension to the side and/or rear elevations, subject to the necessary planning permissions being obtained.

The accommodation briefly comprises an entrance porch, welcoming entrance hall, spacious living room, separate dining/sitting room and an extended kitchen. To the first floor, a landing provides access to three well-proportioned bedrooms and a shower room. Externally, the property enjoys a low-maintenance frontage with mature planting and a driveway providing off-road parking for several vehicles. The enclosed rear garden features a full-width paved patio and established borders.

This property is ideally suited to purchasers seeking a renovation project with the opportunity to add value and personalise a home in a highly regarded residential location.

### Ground Floor

#### Entrance Porch

Accessed via a UPVC entrance door with adjoining side-panel windows. An internal glazed door with matching side window leads into the entrance hall.

#### Entrance Hall

Having a wall-mounted radiator, staircase rising to the first-floor landing with useful understairs storage cupboard, and internal doors providing access to the living room and kitchen.

#### Living Room

A bright reception room featuring a double-glazed bay window to the front elevation, wall-mounted radiator and decorative coving to the ceiling. The focal point of the room is a living flame-effect gas fire set within a decorative wooden surround with marble-effect inset and raised hearth.

#### Dining/Sitting Room

Located to the rear of the property and enjoying views over the garden through double-glazed sliding patio doors. Having a wall-mounted radiator, decorative coving, television point and a gas fire set on a raised hearth.

#### Kitchen

This extended galley-style kitchen is fitted with a range of wall and base units with rolled-edge work surfaces incorporating a one-and-a-half bowl stainless steel sink and drainer with mixer tap and complementary tiled splashbacks. Integrated electric oven and gas hob, with under-counter space for a fridge, freezer and washing machine. Tiled flooring, windows to the side and rear elevations, wall-mounted shelving, wall-mounted combination boiler and a door providing access to the side elevation.

## First Floor

### Landing

Accessed from the entrance hall and having a double-glazed obscured window to the side elevation. Internal doors provide access to all bedrooms and the shower room.

### Bedroom One

With a double-glazed window to the front elevation, wall-mounted radiator and a range of fitted wardrobes and storage cupboards.

### Bedroom Two

Featuring a double-glazed window overlooking the rear garden, decorative coving to the ceiling, wall-mounted radiator and a range of fitted wardrobes providing useful hanging and storage space.

### Bedroom Three

A double-glazed window to the front elevation.

### Shower Room

Appointed with a three-piece suite comprising a low-level WC, vanity wash hand basin and shower enclosure with fitted shower. Fully tiled walls, wall-mounted radiator and loft access point.

## External

### Outside

To the front of the property is a low-maintenance gravelled garden complemented by mature shrubs and planting. A driveway extends along the side elevation, providing off-road parking for two to three vehicles and giving access to the rear garden.

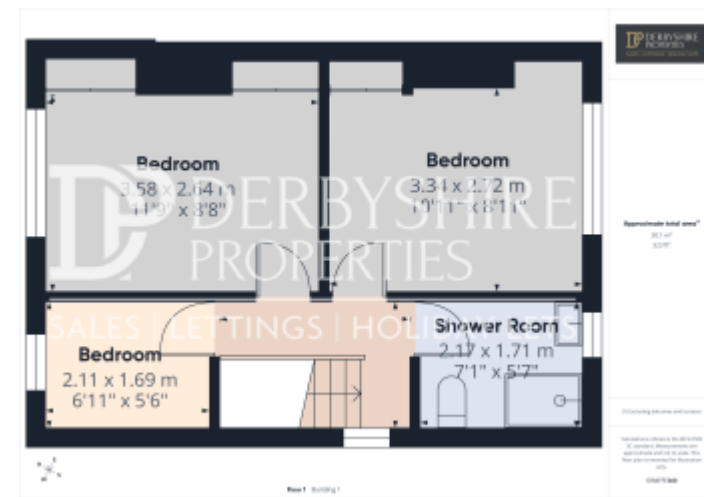
The rear garden enjoys a full-width paved patio, and a variety of established flower beds and borders, all enclosed by timber fencing and mature planting, creating a pleasant outdoor space with a good degree of privacy.

## Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.






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>		72
(55-68) <b>D</b>	51	
(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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