



**1 Silvey Grove, Spondon  
Derby, DE21 7GH**

Three double bedroom semi detached bungalow set out with a busy retirement in mind. Very roomy yet easy to manage and including a spacious garden, caravan/boat standing space, a large garage with pit and access to hobby room with fitted cupboards. The third bedroom is currently fitted out as a home office and the property also includes gas central heating, double glazing, fitted wardrobes, a large living room and a spacious breakfast kitchen with a separate utility room. The bathroom has a wet room floor and outside is a shallow ramp to the property, which of course could be easily removed if not required.



**£219,950**



## Entrance Hall

Access to loft space via an extending ladder.

## Bedroom 1 14' 6" x 10' 5" (4.42m x 3.17m)

Fitted wardrobes and dressing unit.

## Bedroom 2 11' 0" x 8' 1" (3.35m x 2.46m)

Fitted wardrobes.

## Bedroom 3/ Office 9' 10" x 8' 11" (2.99m x 2.72m)

Fitted with drawers and desk area as a home office.

## Bathroom 6' 4" x 5' 3" (1.93m x 1.60m)

WC wash hand basin, open shower with a non slip wet room floor.

## Living Room 20' 7" x 10' 5" (6.27m x 3.17m)

Gas coal effect fire in period place with marble inserts.

## Utility room 6' 8" x 6' 10" (2.03m x 2.08m)

Plumbed for auto washer.

## Kitchen/Breakfast Room 13' 8" x 12' 1" (4.16m x 3.68m)

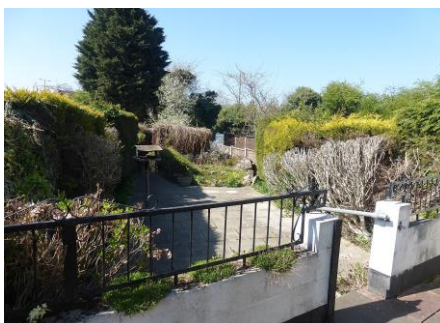
Wall mounted gas boiler, fitted kitchen area including breakfast bar.

## Outside

At the front of the property is a long tarmac driveway leading to the garage. There is a very private side garden which is beautifully planted and a second area which gives room for caravan standing. At the rear is large patio area and then a further garden area beyond.

## Garage 15' 0" x 11' 0" (4.57m x 3.35m) plus hobby room

The garage with pit, is wider at the front than the rear and has a partition wall to create a hobby room of approximately 10' x 8'6" at the rear, which is fitted with cupboards.



### Disclaimer

This brochure has been created to represent the Everington and Ruddle's perception of this property. The vendor has verified the content as being fair and accurate. You are advised to check the content prior to entering into any contract to purchase the property, in short, use your common sense.

Viewing; **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view.**

