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Hamilton Road
Spondon, Derby
Offers in excess of: £250,000



CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



SPACIOUS EXTENDED HOME - NO CHAIN - Set well back from a tree-lined road, this extended semi-attached home combines generous living space with appealing design features ideal for modern family life. The enhanced ground floor includes an expanded kitchen and dining area that forms a great place for entertaining, complemented by a bright front lounge with a striking feature fireplace.

Three well-sized bedrooms, updated facilities, and plenty of storage contribute to everyday comfort. Attractive outdoor areas, including a landscaped rear garden and off-road parking, further elevate the property's appeal. With a private setting in a well-regarded part of Spondon, the home offers a superb opportunity for a first time buyer or young family.





The Detail

A welcoming hallway with laminate flooring, built-in cloak cupboard, and side access sets the tone for the practical layout found throughout. The front lounge enjoys abundant natural light from twin windows and features an impressive fireplace with an inset gas fire as its focal point. A dining area connects directly to the extended kitchen, creating a flowing space designed for both cooking and gathering. The kitchen provides generous work surfaces, matching units, tiled walls, and appliance provisions, all overlooking the rear garden.

On the ground floor, a contemporary shower room includes a large walk-in cubicle, heated towel radiator, recessed lighting, and tiled finishes. The first-floor landing offers access to the loft and houses the combination boiler within an over stair cupboard. The master bedroom features fitted wardrobes within a recessed area, complemented by two further good-sized bedrooms positioned at the rear. Outside, the rear garden presents patio space, lawn, raised beds, a covered seating area, and a shed, with a driveway to the front.







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The Location

Positioned within the well-established community of Spondon, the property benefits from a blend of convenience and local charm. Families will appreciate being within the West Park School catchment, offering well-regarded educational provision. Everyday amenities are close by, including cafés, pubs, and independent eateries that contribute to the area's friendly character, while green spaces and walking routes provide inviting opportunities for outdoor leisure.

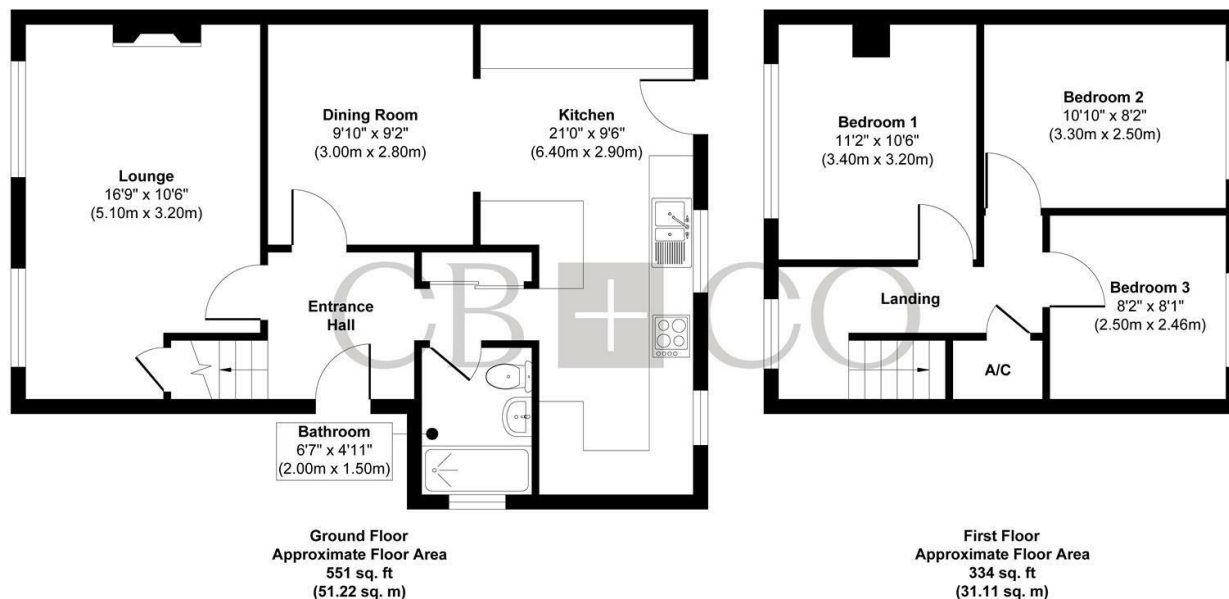
Transport links are strong, with straightforward connections into Derby and neighbouring areas, including easy access to Pride Park for work, sport, and entertainment. Local shops, schools, and leisure facilities support comfortable daily living, and the balance of practicality and community-focused attractions makes Spondon a consistently appealing place to call home.







21 Hamilton Road



Approx. Gross Internal Floor Area 885 sq. ft / 82.33 sq. m

Illustration for identification purposes only; measurements are approximate, not to scale.

Produced by Elements Property

The Particulars

- Three Bedroom Semi Detached Property
- No Upward Chain
- Bright Entrance Hall With Cloak Cupboard
- Extended Ground Floor Kitchen Dining Area
- Modern Ground Floor Shower Room
- Landscaped Rear Garden With Patio
- Driveway Providing Off Road Parking
- Popular Tree Line Road In Spondon
- West Park School Catchment
- Excellent Access To Pride Park

Size

Approx 885.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

B

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Let's *Talk*

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