

CURRAN
BIRDS
+ CO



Gravel Pit Lane
Spondon, Derby
£270,000

CURRAN BIRDS + CO



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



STYLISH FAMILY HOME - NO UPWARD CHAIN -An attractive traditional 1930's style semi-detached home of style and character, occupying this most convenient location close to the heart of Spondon village. The property has been presented to a stylish standard and offers an ideal first time buy or home for a young family. The property is located just a short walk away from a local park and the noted West Park Secondary School.

The property offers well-proportioned living spaces throughout and features a spacious entrance hallway, bright bay-fronted living room, contemporary fitted breakfast kitchen opening out to a generous conservatory. Upstairs, the first floor landing leads to three well proportioned bedrooms and a modern bathroom.

Outside, the property offers a generous block paved driveway with gated access to a low maintenance enclosed rear garden with block paved seating area and artificial lawn.





The Detail

This most attractive 1930s style semi-detached property has been tastefully updated to provide a comfortable and contemporary home while retaining its traditional proportions and character features. The property has been presented to a stylish standard internally and benefits from gas central heating and uPVC double glazing.

The light-filled hallway sets the tone with marble ceramic tiles and decorative coving, leading to a spacious bay-fronted living room featuring a white fireplace with marble hearth and pebble-effect electric fire.

The well-designed kitchen offers modern white high-gloss units complemented by grey wood-grain worktops, integrated appliances, and a breakfast bar, with sliding patio doors giving access to the conservatory – currently used as a dining area, complete with vaulted roof and built-in blinds.

Upstairs, there are three well-presented bedrooms and a modern bathroom fitted with a three piece suite including a p-shaped panelled bath and chrome shower fittings.

Externally, the property benefits from a block-paved driveway with parking for up to three vehicles and there is a private low maintenance rear garden with block paved seating area, artificial lawn, and fenced boundaries for easy maintenance.







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The Location

Spondon is a desirable location for families and professionals, offering a great balance of community charm and urban convenience.

Ideally situated near the A52 and M1, Spondon provides easy access to Derby, Nottingham, and major UK cities. The local train station offers regular services to Derby and Nottingham, making commuting simple.

Residents benefit from excellent local amenities, including supermarkets like Asda and Co-op, independent shops, cafes, and eateries along Nottingham Road. For broader shopping and entertainment, Derby's Derbion centre is just a short drive away.

Families enjoy access to highly regarded schools, including West Park School and several quality primary schools.

Recreation options abound, from the local cricket club and nearby parks to scenic walks at Locko Park. Spondon also lies close to Pride Park, home to retail outlets, businesses, and the football stadium.

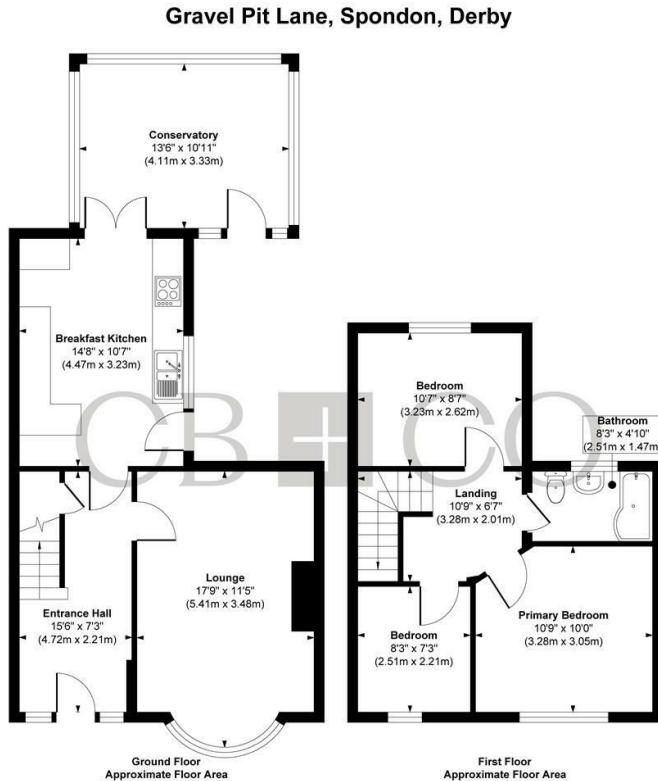






The *Particulars*

- Traditional 1930's Style Semi-Detached Home - No Upward Chain
- Well Presented & Ideal for Young Family
- Close to Excellent Local Shops & Amenities in Spondon Village
- Gas Central Heating & Double Glazing
- Spacious Entrance Hallway, Living Room with Bay Window
- Well Appointed Breakfast Kitchen & Spacious Conservatory
- Three Well Proportioned Bedrooms & Contemporary Bathroom
- Block Paved Driveway & Low Maintenance Enclosed Rear Garden
- Easy Access to A52 and Pride Park
- Just a Short Walk from Local Park



Size

Approx 1000.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

CURRAN BIRDS CO

The logo consists of the company name 'CURRAN BIRDS CO' in a large, white, serif font. To the left of the word 'CURRAN' is a white square containing a black plus sign (+).

Let's Talk

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