

CURRAN BIRDS + CO

Windlass Way
Spondon, Derby
£199,950



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



STYLISH HIGH SPECIFICATION TOWNHOUSE – A most attractive two bedroom mid townhouse with two parking spaces, set within this popular modern development on the edge of Spondon. The property has been beautifully presented and offers stylish contemporary fittings throughout. This home would be ideally suited to a first time buyer or young professional couple and offers energy efficiency with practical living in a popular residential setting.

The property was constructed in 2021 by Wheeldon Homes to a quality specification and includes uPVC triple glazed windows, gas central heating and in brief comprises: entrance hallway, downstairs wc, spacious living room and well appointed dining kitchen with french doors to the rear garden. Upstairs the landing gives access to two well proportioned bedroom and contemporary bathroom.

Outside, the property has off-street parking for two vehicles and an enclosed garden to the rear with lawn and small patio area.





The Detail

The entrance hallway leads to a downstairs wc and a bright, well-proportioned living room featuring a wall-mounted electric fire and open plan staircase to the first floor.

To the rear, there is a contemporary styled dining kitchen fitted with grey cabinetry, marble-effect worktops, and a full range of integrated appliances. French doors open directly onto the rear garden, offering a pleasant space for relaxing or entertaining.

Upstairs, there are two well proportioned bedrooms, with the primary bedroom benefitting from mirror fronted fitted wardrobes and a useful storage cupboard. The contemporary bathroom is finished with a white three piece suite, chrome fixtures and a glazed shower screen.

Outside, the property includes off-road parking for two cars, a neat front lawn, and an enclosed rear garden with a patio, lawned area, and timber shed.







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The Location

Spondon blends village charm with everyday convenience, offering a friendly community atmosphere.

Windlass Way is positioned within a modern development close to green spaces, local shops, and well-regarded schools. Just a short walk away, you'll find parks, cafes, and scenic spots along the canal —ideal for weekend strolls or cycling.

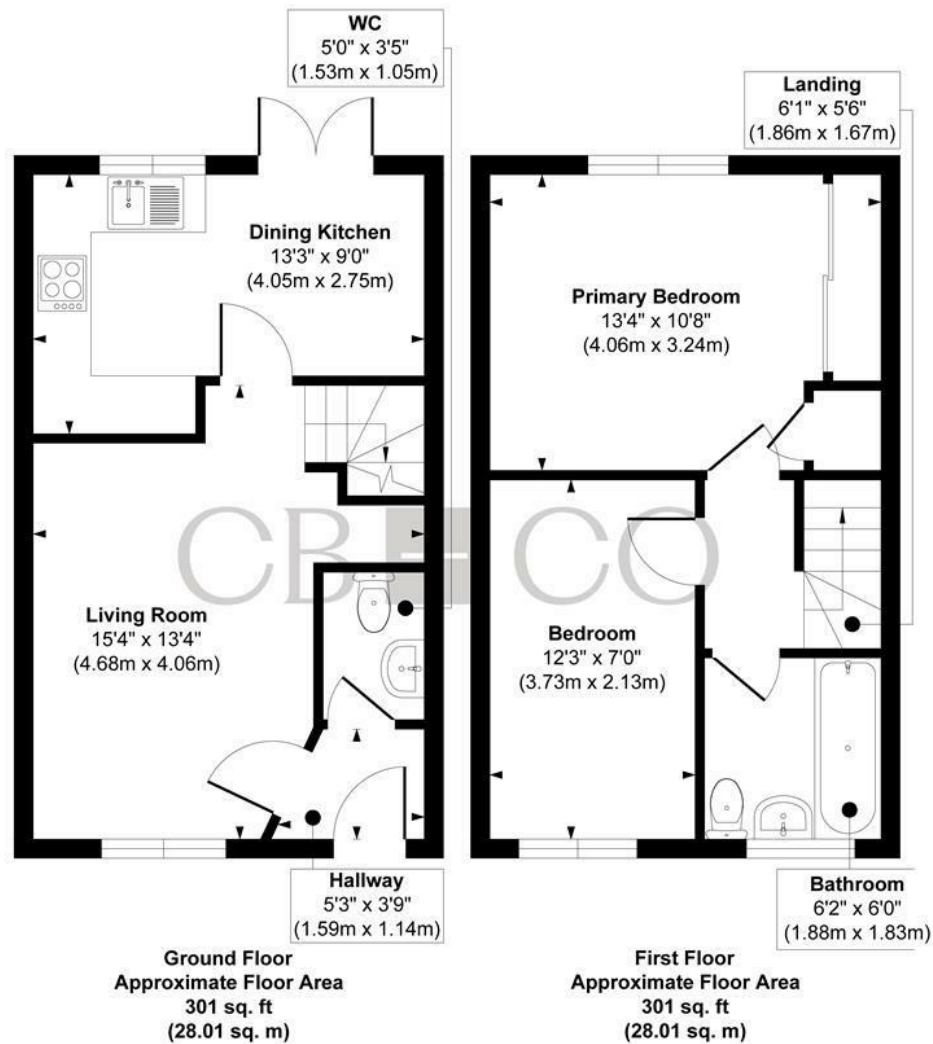
With regular bus services and a welcoming local high street, this location offers the perfect balance between calm residential living and easy access to daily essentials.







Windlass Way, Spondon, Derby



Approx. Gross Internal Floor Area 602 sq. ft / 56.02 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

The Particulars

- Stylish Two Bedroom Mid Townhouse
- Ideal for First Time Buyer or Young Professionals
- Built in 2021 by Wheeldon Homes - NHBC Guarantee Remaining
- Immaculately Presented & High Specification
- Energy Efficient Accommodation - uPVC Triple Glazing & Gas Central Heating
- Entrance Hallway, Downstairs WC & Spacious Living Room
- Superb Contemporary Kitchen with French Doors
- Two Well Proportioned Bedrooms & Contemporary Bathroom
- Two Parking Spaces & Enclosed Rear Garden
- Highly Convenient Location - Easy Access to A52 & Pride Park

Size

Approx 609.00 sq ft

Energy Performance Certificate (EPC)

Rating B

Council Tax Band

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Let's *Talk*

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