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BIRDS  
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Windsor Drive  
Spondon, Derby  
£230,000

# CURRAN BIRDS + CO

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EXTENDED HOME WITH SOUTH FACING GARDEN - An attractive bay-fronted semi-detached home offering an appealing blend of character and offering an excellent opportunity for first-time buyers and young families. The property is positioned close to Spondon's excellent local shops and amenities and is situated in the noted West Park Secondary School Catchment area.

The interior is arranged to create a comfortable setting for modern living and features: entrance hallway, bright bay fronted lounge, spacious dining kitchen, garden room and a contemporary ground floor bathroom. Upstairs the first floor landing leads to three bedrooms. The primary bedroom also has an en-suite shower room.

Outside, there is a block paved driveway with gated access to the side leading to a good sized detached single garage. There is a generous south facing rear garden, offering a private space for relaxation.





## The Detail

Accessed from the front, the entrance leads into a welcoming area with stairs rising to the first floor. A door opens into the lounge, which features a charming fireplace, a useful understairs storage cupboard, and a large bay window that fills the room with natural light.

The home continues into a very spacious kitchen and dining area, fitted with a range of wall and base units, ample work surfaces, an integrated double electric oven with gas hob and extractor, and integrated fridge and freezer. An inset sink and side window complete this well-equipped space. The kitchen enjoys open-plan access to the garden room, creating a bright and sociable layout.

The garden room offers direct access to the rear garden through patio doors and leads through to the family bathroom, which includes a WC, wash hand basin, bath with shower over, heated towel rail, and an obscure window providing privacy.

Upstairs, the landing features a side window, loft access, and doors to all bedrooms. The primary bedroom benefits from a bay window to the front and has its own en-suite with WC, wash hand basin, shower, and obscure window. Two further bedrooms are positioned at the rear of the home, each with a radiator and rear-facing window.

Outside, the front of the property offers a driveway providing parking for two cars, with gated side access leading to the rear. The south-facing garden is generously sized, mainly laid to lawn, and includes an additional patio area. A detached garage with electrics completes the property.







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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.

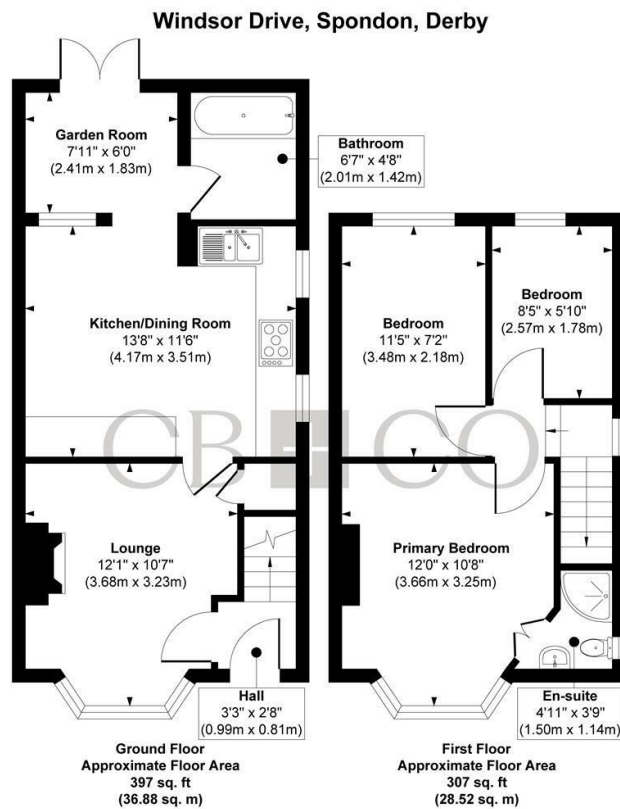
Families enjoy access to highly regarded schools, including West Park School and several quality primary schools.

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.









**Approx. Gross Internal Floor Area 704 sq. ft / 65.40 sq. m**

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



## The Particulars

- Traditional Bay-Fronted Semi-Detached Home
- Ideal First Time or for Young Family
- Entrance Hallway Bay-Fronted Lounge with Feature Fireplace
- Spacious Dining Kitchen, Garden Room & Ground Floor Bathroom
- Three Bedrooms - Primary Bedroom with En-Suite Shower Room
- Generous South Facing Rear Garden
- Driveway Providing Off-Road Parking & Detached Garage
- Close to Excellent Local Amenities in Spondon Village
- West Park School Catchment
- Excellent Access To Pride Park

### Size

Approx 704.00 sq ft

### Energy Performance Certificate (EPC)

Rating E

### Council Tax Band

B

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Let's *Talk*

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