



**19 Church Street,
Spondon
Derby, DE21 7LL**

Period four bedroom detached property set in a historic part of this very popular village which extends to approximately 2000 square with a further approximate 750 square feet of untapped potential for development. There is a beautiful well tended garden to the rear, secure off road parking beyond timber gates and a brick built coach house with an upper floor. The property is fully UPVC double glazed, has two gas combination boilers fueling the central heating and hot water, plus a separate utility room, two bathrooms and a further two separate WC's. The property has in the past been a village shop and as such has a shop frontage to the road. Although currently renovated and occupied as a family home, there are endless possibilities for it's future. There is the potential for a holiday let and we could well imagine the property being used as a restaurant with separate living accommodation or even microbrewery, cafe or as some other commercial uses we have not considered, there is even a car park opposite. This would of course all be subject to a successful planning application.



£520,000

Entrance Hall

Rear entrance hall including a Karndean tiled floor covering, a cloakroom WC off, a central heating radiator, stairs leading to the first floor, a door to the kitchen and one to the utility room.

Cloakroom WC 6' 3" x 2' 10" (1.90m x 0.86m)

Karndean floor covering, WC and wash hand basin.

Kitchen/Diner 27' 4" x 11' 3" (8.32m x 3.43m)

Shaker style fitted kitchen including base and eye level units with cornice trims, laminate worksurfaces, a stainless steel sink drainer, space for an American style fridge freezer, a large under stair pantry, an integrated dishwasher, an electric oven and a halogen hob with an extractor hood over. There is also a UPVC double glazed window to the side, UPVC double glazed double patio doors to the side, a Karndean floor covering, TV point and an exposed brick chimney breast with a multi fuel log burning stove fitted.

Utility Room 11' 3" x 6' 10" (3.43m x 2.08m)

Fitted kitchen units with laminate worksurfaces, a stainless steel sink drainer, Karndean floor covering, a UPVC double glazed window to the side, plumbing for a washing machine and space for a tumble dryer.

Lounge/Diner 27' 0" x 14' 0" (8.22m x 4.26m)

A very large open plan split level living room with a spacious dining area to the front, shop window and door to the front and steps up to a spacious sitting area with a feature open coal fireplace, a TV point, a UPVC double glazed window to the rear and a door to the kitchen.

Coach House Ground Floor 22' 0" x 13' 4" (6.70m x 4.06m)

Large open space with a ladder to gain access to the first floor which in turn leads to the store room.

Bedroom 2 14' 10" x 11' 0" (4.52m x 3.35m)

UPVC double glazed window to the front, a central heating radiator, cast iron feature fireplace, TV point and access to a recessed cupboard.

WC 7' 7" x 2' 10" (2.31m x 0.86m)

WC, wash hand basin and a ceramic tiled floor covering.

Bedroom 3 11' 6" x 13' 0" (3.50m x 3.96m)

UPVC double glazed window to the rear, a central heating radiator and a range of fitted bedroom furniture including wardrobes and drawers.

Bedroom 4 11' 8" x 8' 6" (3.55m x 2.59m)

UPVC double glazed window to the side, a central heating radiator and fitted wardrobes.

Shower Room 15' 4" x 4' 10" (4.67m x 1.47m)

UPVC double glazed window to the side, a central heating radiator, Karndean flooring, WC, wash basin and a recessed shower cubicle with a glass door and a plumbed shower mixer.

Store Room 16' 3" x 11' 7" (4.95m x 3.53m)

UPVC double glazed window to the side and accessed via a door from the first floor of the coach house.

Coach House First floor 22' 0" x 14' 2" (6.70m x 4.31m)

Accessed via a ladder from the ground floor and with a timber door/hatch to the front, a window opening to the rear and a door leading to the store room.

Master Suite Second Floor;

Bedroom 1 14' 9" x 10' 10" (4.49m x 3.30m)

UPVC double glazed window to the front, a central heating radiator and fitted wardrobes.

Dressing Room 10' 2" x 5' 6" (3.10m x 1.68m)

Bathroom 10' 2" x 8' 8" (3.10m x 2.64m)

Four piece bathroom including a separate shower cubicle, a Victorian style roll top bath, a wash basin with cupboards under and a WC. There is also a heated towel rail, a central heating radiator, ceramic floor and wall tiles and a UPVC double glazed window to the rear.

Outside

To the side of the property are wide timber driveway gates which allow a high degree of privacy from the road and give vehicular access to the side and rear of the property. Along the side of the property is a spacious gravel driveway and patio area with access to the rear hall. Beyond the driveway and patio area is a timber gate which leads to a beautiful and well tended walled cottage garden with a spacious lawn, surrounding flower beds and with access to the coach house.



Disclaimer

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

