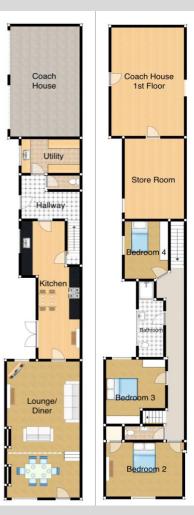
Everington & Ruddle







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 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)

Kardean 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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