



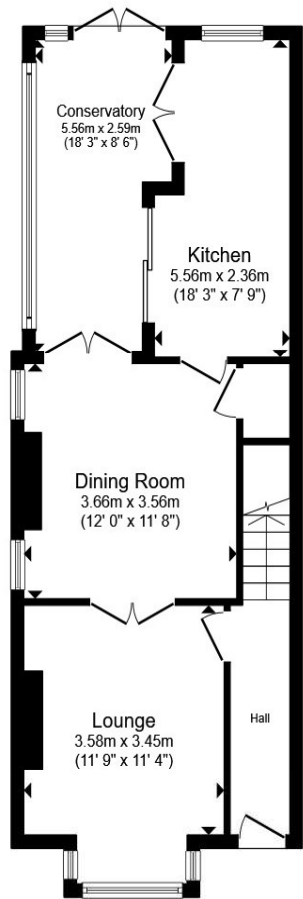
Royal Hill Road, Spondon Derby DE21 7AH

welcome to

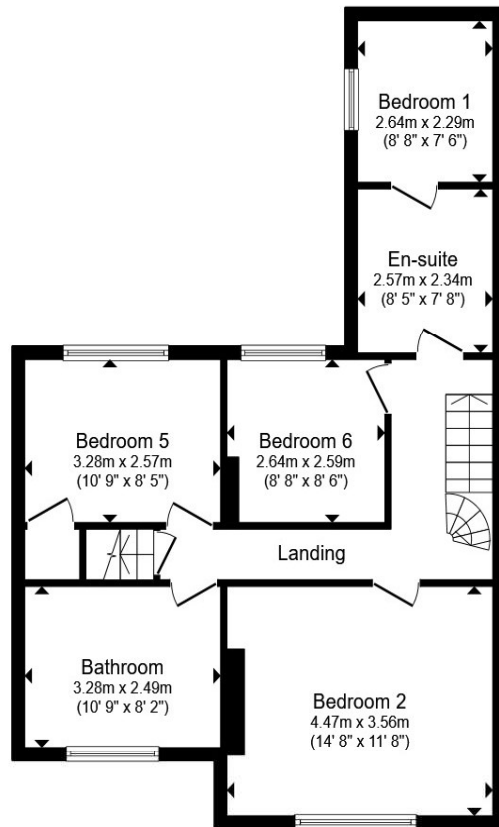
Royal Hill Road, Spondon Derby

A superbly extended family home on sought-after Royal Hill Road, offering generous living space, versatile loft rooms and stylish interiors. With a bright conservatory, flexible study and off-road parking, this is a perfect blend of comfort, practicality and location.

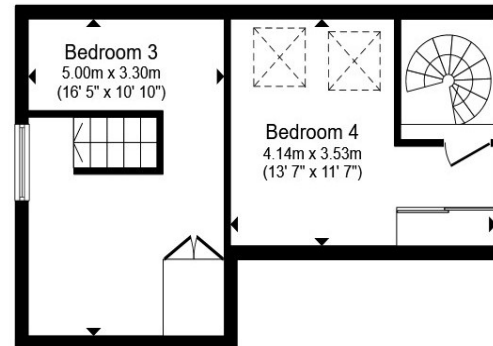




Ground Floor



First Floor



Second Floor

- Hallway
- Living Room
- Dining Room
- Cloakroom
- Kitchen
- Conservatory
- Bedroom Six
- En Suite
- Bedroom Four
- Bedroom Five
- Bedroom One
- Bathroom
- Bedroom Two
- Bedroom Three

Total floor area 151.6 m² (1,632 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Royal Hill Road, Spondon Derby

- Extended family home in sought-after location
- Two versatile loft rooms with independent access
- Jack-and-Jill en suite plus family bathroom
- Bright conservatory overlooking the garden
- Flexible study, hobby or additional living space

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£340,000



Positioned on the highly desirable Royal Hill Road in Spondon, this impressive and thoughtfully extended family home delivers a perfect balance of space, style and flexibility. Offering four well-proportioned bedrooms, two generous loft rooms and multiple reception areas, the property is ideal for modern family living.

The welcoming entrance hall leads through to a spacious front lounge, complete with a charming feature fireplace, creating a warm and inviting setting. Double doors open into a separate dining room, perfect for entertaining or everyday family use. To the rear, a bright conservatory provides a relaxing space overlooking the garden, seamlessly connecting indoor and outdoor living.

The extended breakfast kitchen offers ample storage and preparation space, complemented by a practical utility area and ground floor cloakroom.

Upstairs, the property continues to impress with three bedrooms and two bathrooms, including a stylish Jack-and-Jill en suite to the main bedroom. An additional versatile room offers flexibility as a study, dressing room or playroom. Two separate staircases lead to spacious loft rooms, ideal for home working, hobbies or additional living space.

Externally, the property benefits from off-road parking and a mature rear garden, perfect for relaxing or entertaining.



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/DBY119212](https://www.bagshawsresidential.co.uk/Property/DBY119212)



Property Ref:
DBY119212 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01332 361308



Derby@bagshawsresidential.co.uk



32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG



bagshawsresidential.co.uk