



Lonsdale Road, Etwall Derby DE65 6RZ

welcome to

Lonsdale Road, Etwall Derby

*****UNEXPECTEDLY BACK ON THE MARKET*****

This stunning four bedroom detached family home in Etwall boasts an entrance hallway, cloakroom, lounge, kitchen diner, utility, family bathroom, four bedrooms, master en-suite, driveway, garage, and rear garden, and beautiful countryside views to the front.



Entrance Hallway

The property is entered through the front door into the hallway, giving access to the lounge, kitchen diner, cloakroom, and stairs to the first floor. With an under-stairs storage cupboard, wood-effect ceramic tile flooring, and a radiator.

Cloakroom

Comprising of a low-level w/c and wash-hand basin. With wood-effect ceramic tile flooring, a frosted double glazed window to the front, and a radiator.

Lounge

11' 1" x 16' 8" (3.38m x 5.08m)

Spacious lounge with a double glazed, box-bay window to the front, Amtico wood laminate flooring, and two radiators.

Kitchen Diner

19' 3" x 13' 11" (5.87m x 4.24m)

Fitted kitchen diner comprising of a range of matching wall, base, and drawer units, with some integrated appliances such as a fridge-freezer, dishwasher, double oven and microwave, overhead extractor hood, Bosch induction hob, and a composite, one-and-a-half bowl sink. Finished with wood-effect ceramic tile flooring, spotlights to the ceiling, double glazed windows to the rear, french doors opening to the rear garden, two radiators, and a door through to the utility. With plenty of space to create a dining/living area, it is a brilliant space for family meals or entertaining.

Utility

Accessed through the kitchen diner, with worktop space and space for appliances such as a washing machine and tumble dryer, housing the combi boiler. With wood-effect ceramic tile flooring and an external door to the side leading to the driveway.

Landing

First floor landing giving access to all four bedrooms and the bathroom, as well as the loft hatch. With carpeted flooring, a storage cupboard, a radiator, and a double glazed window to the side.

Bedroom One

9' 11" x 11' 1" (3.02m x 3.38m)

Double bedroom with fitted wardrobes, carpeted flooring, a double glazed window to the front, a radiator, and a door through to the en-suite.

En-Suite

Comprising of a low level w/c, wash-hand basin, and walk-in double shower. With tiled flooring, part-tiled walls, and complementary splashback tiling.

Bedroom Two

12' 9" x 8' 6" (3.89m x 2.59m)

Double bedroom with carpeted flooring, a double glazed window to the rear, and a radiator.

Bedroom Three

10' 9" x 6' 9" (3.28m x 2.06m)

Double bedroom with carpeted flooring, a double glazed window to the rear, and a radiator.

Bedroom Four

8' 1" x 7' 2" (2.46m x 2.18m)

With carpeted flooring, a double glazed window to the front, and a radiator.

Bathroom

Three piece bathroom comprising of a low-level w/c, hand-wash basin, and a bath with mixer-tap and overhead shower. With a frosted double-glazed window to the side, spotlights to the ceiling, tiled flooring, partly-tiled walls, and complementary splashback tiling.

External

This property is in an enviable position on the development. To the front, the property overlooks tranquil fields. The side of the property has a driveway which provides off-road parking for multiple vehicles, and leads to the detached single garage. To the rear, the garden can be accessed through the property or via the gate to the side of the driveway, and has been beautifully maintained with mature shrubbery and raised beds bordering

the laid-to-lawn garden. It also benefits from patio-paved stepping stones leading from the patio-paved seating area to the end of the garden, and is enclosed with brick walls and wooden fencing.

Garage

19' 5" x 10' 5" (5.92m x 3.17m)

Single detached garage, with an up-and-over door, power, and lighting,



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- UNEXPECTEDLY BACK TO THE MARKET
- FOUR BEDROOM DETACHED
- SPACIOUS KITCHEN DINER AND LOUNGE
- CLOAKROOM, MASTER EN-SUITE, AND UTILITY
- SOUGHT-AFTER LOCATION

Tenure: Freehold EPC Rating: B

offers in excess of

£335,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MVR108766 - 0006

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