



**Lonsdale Road, Etwall DERBY DE65 6RZ**

welcome to

## Lonsdale Road, Etwall DERBY

This modern and beautifully presented three-bedroom detached house offers plentiful accommodation along with a driveway, detached garage, and a landscaped garden. Situated on the edge of an incredibly popular residential estate in Etwall, this property is not one to miss!



## **Entrance Hall**

Upon entry to the property, the entrance hall allows access to the lounge, kitchen diner, and the cloakroom. Finished with tile flooring, an under-stair storage cupboard, and a radiator.

## **Cloakroom**

Comprising of a low-level w/c and a wash-hand basin. Finished with complementary tiling to the walls, and a vertical ladder-style radiator.

## **Lounge**

15' 6" x 13' 5" ( 4.72m x 4.09m )

Spacious and tastefully decorated lounge, finished with spotlights to the ceiling, carpeted flooring, a walk-in box-bay double-glazed window to the side, a double glazed window to the front, and a radiator.

## **Kitchen Diner**

15' 6" x 9' 5" ( 4.72m x 2.87m )

Modern, fitted kitchen diner comprising of a range of matching base, wall, and drawer units, an integrated oven, induction hob, overhead extractor hood, one-and-a-half bowl composite sink and drainer with stainless-steel mixer tap, dishwasher, fridge freezer, washing machine, and the combi boiler. Finished with complementary splashback tiling, tile flooring, spotlights to the ceiling, a radiator, double-glazed windows to the front and side, and french doors to the side which open out to the garden.

## **Landing**

First floor landing which provides access to all three bedrooms and the bathroom. Finished with a storage cupboard over the stair bulk, carpeted flooring and a loft hatch.

## **Bedroom One**

9' 5" x 8' 11" ( 2.87m x 2.72m )

Double bedroom finished with fitted wardrobes, carpeted flooring, a radiator, a double-glazed window to the side, and an ensuite shower room.

## **Ensuite**

Ensuite to the master bedroom comprising of a walk-

in double shower with a rainfall shower head, a low-level w/c, and a wash-hand basin set in a vanity storage unit. Finished with laminate flooring, spotlights to the ceiling, complementary splashback tiling, and a frosted double-glazed window to the front.

## **Bedroom Two**

11' 3" x 8' 2" ( 3.43m x 2.49m )

Double bedroom finished with carpeted flooring, a radiator, and double-glazed windows to the front and side.

## **Bedroom Three**

11' 6" x 6' 11" ( 3.51m x 2.11m )

Bedroom finished with carpeted flooring, a radiator, and a double-glazed window to the side.

## **Bathroom**

Modern three-piece suite comprising of a bathtub, a low-level w/c, and a wash-hand basin. Finished with complementary splashback tiling, laminate flooring, spotlights to the ceiling, an extractor fan, and electric shaver outlet, and a frosted double-glazed window to the front.

## **External**

The property benefits from a driveway which allows off-road parking for multiple vehicles and access to the single detached garage with power, lighting, and an up-and-over door. The garden, to the side of the house, has been landscaped and comprises of stylish patio paving with a pergola, and a laid-to-lawn area. It is private and enclosed with wooden fencing, with a gate that leads out to the driveway and garage.



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welcome to

## Lonsdale Road, Etwall DERBY

- STUNNINGLY PRESENTED DETACHED HOUSE IN ETWALL
- COUNTRYSIDE VIEWS
- THREE WELL-PROPORTIONED BEDROOMS
- BATHROOM, MASTER ENSUITE, AND DOWNSTAIRS W/C
- SPACIOUS LOUNGE AND MODERN KITCHEN DINER

Tenure: Freehold EPC Rating: B

Council Tax Band: D

**£325,000**



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