



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



Please note the marker reflects the postcode not the actual property

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Property Ref:
MVR109330 - 0004

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