



**Beech Drive, Derby DE22 1AT**

**welcome to**

## **Beech Drive, Derby**

Beautifully maintained with many original features throughout, this traditional, 1930s built, bay-fronted, semi-detached family home boasts an entrance hall, lounge, dining room, kitchen, conservatory, three bedrooms, bathroom, driveway, garage and private garden.



## **Entrance Hallway**

Framed with a red-brick archway, the solid oak front door allows entry into the property, where you are greeted by the entrance hallway. Featuring the original pantry complete with the thrall shelf as well as original solid oak flooring, a radiator and a double-glazed window to the side, it provides access to the lounge, dining room, kitchen and the stairs to the first floor.

## **Lounge**

12' 3" x 12' 4" ( 3.73m x 3.76m )

Cozy lounge creating a wonderful space for relaxing with family and friends, featuring a large, double-glazed, bay window to the front, and gas fire set within the original hearth and surround. Finished with picture rails, carpeted flooring, and a radiator.

## **Kitchen**

9' 6" x 7' 1" ( 2.90m x 2.16m )

Modern fitted kitchen, thoughtfully designed to maximise practicality and space, comprising of a range of base, wall and drawer units with an integrated oven, electric hob, overhead slim-line extractor hood, one bowl stainless steel sink and drainer with a mixer tap, and a base-level fridge and freezer. Finished with specialist tiled flooring, composite splash-back, windowsill and work tops with up-stand edging, spotlights to the ceiling, a double-glazed window to the side and an external door to the rear leading out to the rear garden and the covered utility/storage room which has space and plumbing for a washing machine and tumble dryer.

## **Dining Room**

11' 1" x 12' 11" ( 3.38m x 3.94m )

A great space for family meals or gatherings, featuring a modern, recessed, gas fireplace, and finished with picture rails, a wall light, carpeted flooring, a radiator, and the original external windows and door, now leading through to the conservatory.

## **Conservatory**

10' 3" x 9' 2" ( 3.12m x 2.79m )

Conservatory with a brick base, finished with double-glazed windows to two sides, wood laminate flooring, downlighting on the wall, mains electrical sockets, and an external door to the side leading out to the rear garden.

## **Landing Bedroom One**

13' 1" x 12' 3" ( 3.99m x 3.73m )

Double bedroom featuring a Victorian-style fireplace, and a large double-glazed bay window to the front which floods the room with natural light. Finished with picture rails, carpeted flooring, and a radiator.

## **Bedroom Two**

11' 1" x 12' 5" ( 3.38m x 3.78m )

Double bedroom featuring a Victorian-style fireplace, and a double-glazed window to the rear with a beautiful outlook over the rear garden and tree-lined streets beyond. Finished with picture rails, carpeted flooring, and a radiator.

## **Bedroom Three**

9' 3" x 7' 7" ( 2.82m x 2.31m )

Double bedroom finished with picture rails, carpeted flooring, a radiator and double-glazed window to the rear with a beautiful outlook over the rear garden and tree-lined streets beyond.

## **Bathroom**

Three-piece suite comprising of low-level w/c, wash-hand basin set in a vanity storage unit, and bath with an overhead shower. Finished with tiled flooring, tiled walls, glass shower screen, an electric shaver outlet, a frosted double-glazed bow window to the front and a frosted double-glazed window to the side.

## **External**

Externally, the spacious block-paved driveway to the front provides off-road parking for multiple vehicles, with a single detached garage at the side which has an up-and-over door to the front.

To the rear, the private and enclosed garden is

mainly laid-to-lawn, bordered by mature shrubbery and flower beds creating a tranquil feel. Thoughtful landscaping has created two paved patio areas and a block-paved pathway, perfect for al-fresco dining, entertaining, and relaxing, as well as extra storage which is provided by the shed and greenhouse.



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welcome to

## Beech Drive, Derby

- TRADITIONAL 1930'S BUILT BAY-FRONTED SEMI-DETACHED HOUSE
- THREE WELL-PROPORTIONED BEDROOMS
- TWO SPACIOUS RECEPTION ROOMS AND CONSERVATORY
- ENVIABLE HEAD OF CUL-DE-SAC POSITION OFF DUFFIELD ROAD
- LARGE DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: C



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Please note the marker reflects the postcode not the actual property

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