



## 8 Radford Meadow, Derby, DE74 2NZ

**£310,000**

Nestled in the peaceful cul de sac of Radford Meadow, Castle Donington, this charming detached house presents an excellent opportunity for families seeking a peaceful yet convenient lifestyle. Boasting three well-proportioned bedrooms with en suite to the master, this property offers generous accommodation that can be tailored to create your dream family home.

The house has been lovingly maintained by the current owner, ensuring a welcoming atmosphere from the moment you step inside. The spacious living areas are perfect for both relaxation and entertaining, while the well-appointed bathroom adds to the home's functionality. One of the standout features of this property is its picturesque view, as it backs onto open fields, providing a serene backdrop for everyday living. Imagine enjoying your morning coffee or evening meals while taking in the beauty of the surrounding countryside.

Additionally, the property benefits from a garage and driveway parking, offering convenience for families with multiple vehicles. The quiet location is ideal for children to play safely, making it a perfect choice for those looking to settle in a family-friendly neighbourhood.

**\*\*AWAITING FLOORPLAN\*\***



### Front Aspect

Situated on a private cul-de-sac, to the front of the property there is a driveway for multiple cars, access to garage and laid lawn.

### Entrance Hallway

Entrance via a wooden front door with four glass panes, gas central heating radiator, wooden flooring, stairs rising to first floor.

### Lounge

A spacious reception room with a window to the front elevation, sliding patio door leading to conservatory, gas central heating radiator, gas fire with mantel and wooden flooring

### Conservatory

Brick built conservatory with central heating radiator and windows around over looking the rear garden.

### Dining Room

With a window to the front elevation, gas central heating radiator and wooden flooring.

### Kitchen

With a window looking out to the enclosed rear garden, wall mounted oven and grill, four ring gas hob, overhead extractor fan, plumbing for a dishwasher and washing machine and wooden flooring.

### Downstairs W/C

With a frosted window to the rear elevation, low level W/C, hand wash basin, gas central heating radiator, extractor fan and wooden flooring.

### Stairs Leading To First Floor

### Bedroom One

A generous double bedroom having a window to the front elevation, gas central heating radiator, carpeted flooring and door leading to

### En suite Shower Room

With a hand basin, enclosed shower with tiled walls, extractor fan, vinyl flooring.

### Family Bathroom

A three piece suite comprising; low level W/C, hand wash basin, bath with wall mounted shower. Frosted window to the rear elevation, gas central heating radiator and wooden flooring.

### Bedroom Two

Another double bedroom offering a window to the front elevation, gas central heating radiator, built in storage cupboard with shelving and carpeted flooring.

### Bedroom Three

A third spacious bedroom having window to the rear elevation, gas central heating radiator and carpeted flooring.

### Rear Garden & Garage

A private South facing garden with a decking area, paved patio, laid lawn, pathway leading to front of the property. The views to the rear are definitely worth a view!

Garage - with a manual up and over door, power and lighting.

### MONEY LAUNDERING REGULATIONS -

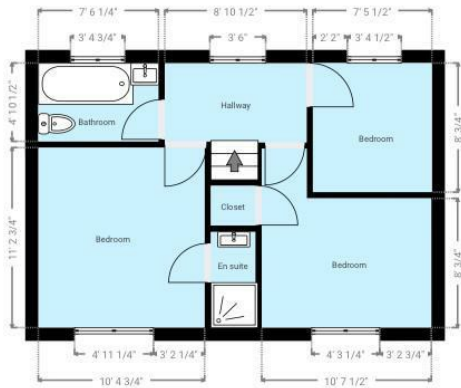
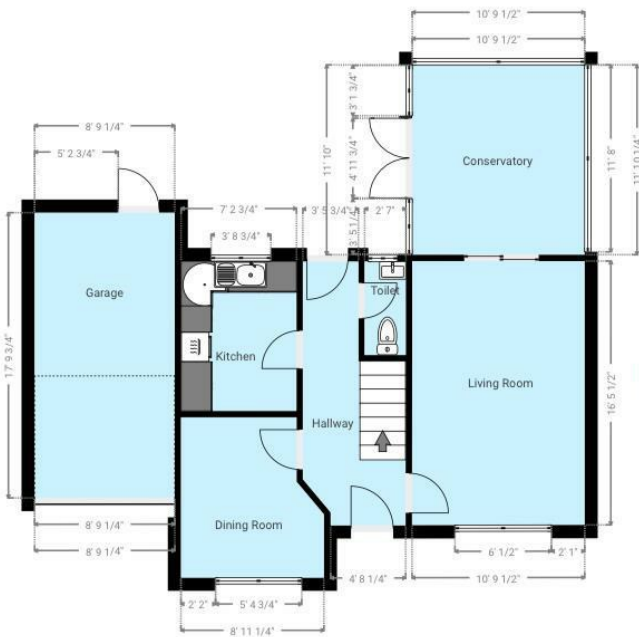
1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered as approximate measurements.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Marble Property Services has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Floor Plan

▼ Ground Floor

Approximate Property measurements.  
Ground floor, 425 SQ FT (39 M2).  
First floor, 377 SQ FT (35 M2).

▼ 1st Floor

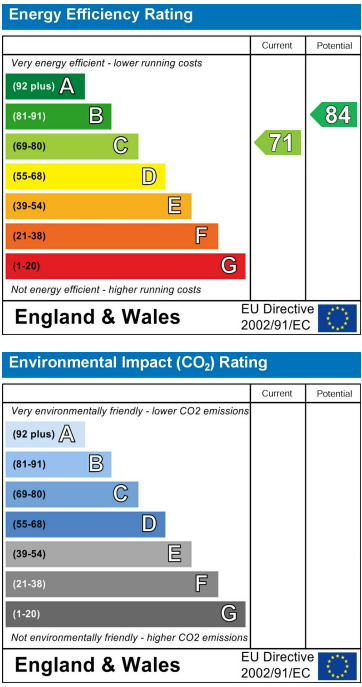


It must be noted we try to ensure the accuracy of the floor plan, however this is a guide to the layout of the property only. You must treat this floorplan as a guide only to the property's layout and not an accurate built measured survey. If you require accurate measurements/ layout guides, you must commission this independently. Where an appliance/s are shown these are illustrative only and have not been tested or confirmed to be included in the sale of the property.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.