



14 Minton Road, Derby, DE74 2UP

£490,000

Recently renovated to an exceptionally high standard, this incredible detached property offers everything and more that a growing family could desire. The property boasts four generously sized bedrooms, providing ample space for family members or guests.

As you enter, you are greeted by an impressive array of four versatile reception rooms, each designed to cater to various needs, whether it be a cosy family gathering, a formal dining experience, or a quiet study. The ground floor layout is thoughtfully arranged, ensuring that every corner of the home is both functional and inviting. Additionally, the converted garage presents an excellent opportunity for a home gym, allowing you to maintain an active lifestyle without leaving the comfort of your home.

The peaceful cul-de-sac location enhances the appeal, providing a safe and serene environment for children to play and families to thrive. This remarkable home on Minton Road is not just a property; it is a lifestyle choice, offering a harmonious blend of space, style, and practicality. Whether you are looking to settle down or seeking a vibrant community, this residence is sure to meet your needs and exceed your expectations.

Front Aspect

With a ample parking for vehicles, electric car charger, laid lawn and established shrubbery.

Entrance Hallway 15'3 x 6'4 (4.65m x 1.93m)

Entrance via composite door, gas central heating radiator, doors leading of, stairs rising to first floor, tiled flooring.

Gym / Reception Room 11'0 x 16'3 (3.35m x 4.95m)

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

Lounge 18'9 x 11'8 (5.72m x 3.56m)

With a bay window to the front elevation, two gas central heating radiators, wooden flooring.

Dining Room 12'1" x 8'9" (3.69 x 2.69)

With a sliding patio door leading to the rear garden, gas central heating radiator, wooden flooring.

Office 8'8" x 6'8" (2.66 x 2.05)

With a window to the rear elevation, gas central heating radiator, tiled flooring

Kitchen 18'4" x 15'10" (5.60 x 4.85)

With bi-fold doors and a further sliding patio door leading out to the rear garden, lantern skylight, island with five ring gas stove, inset sink with quooker boiling water tap, quartz worktops, two Bosch electric ovens, wine cooler, dishwasher, full size fridge, full size freezer, two vertical gas central heating radiators, tiled flooring

Utility Room 5'2" x 4'7" (1.60 x 1.40)

With a door leading to the side elevation, plumbing for washing machine and ample space for a tumble dryer, built in storage cupboard, gas central heating radiator, tiled flooring.

Guest Cloakroom 3'11" x 5'1" (1.21 x 1.57)

With a low level W/C, hand wash basin with storage under, extractor fan, gas central heating radiator, tiled flooring.

Stairs Rising To First Floor

With a window to the side elevation, access to the loft which is boarded throughout to include shelving within the eaves, electricity, lighting and ladder. Two storage cupboards.

Bedroom One 12'4" x 11'7" (3.76 x 3.54)

With a window to the front elevation, gas central heating radiator, built in wardrobe with shelving and hanging rail, carpeted flooring, door leading to;

En-Suite 6'9" x 5'6" (2.07 x 1.70)

With a frosted window to the side elevation, low level W/C, hand wash basin with storage under, enclosed shower cubicle, heated towel rail, shaver point, extractor fan, tiled walls, tiled flooring.

Bedroom Two 10'1" x 9'7" (3.09 x 2.94)

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

Bedroom Three 9'1" x 11'10" (2.77 x 3.63)

With two windows to the front elevation, gas central heating radiator, wooden flooring.

Bedroom Four 8'7" x 7'3" (2.64 x 2.22)

With a window to the rear elevation, gas central heating radiator, carpeted flooring

Family Bathroom 8'7" x 6'8" (2.63 x 2.05)

With a frosted window to the rear elevation, low level W/C, hand wash basin with storage under, bath with wall mounted rainfall shower and handheld shower, heated towel rail, shaver point, half tiled walls, tiled flooring.

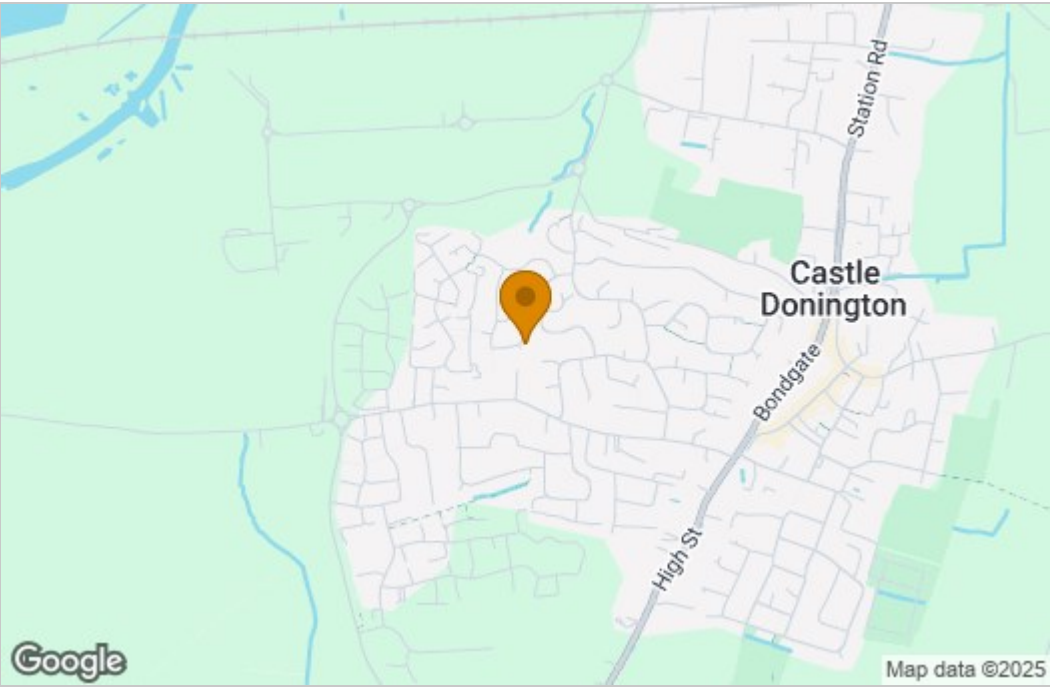
Rear Garden

A private mature rear garden that has been lovingly landscaped with porcelain tiles, raised flower beds, laid lawn, electricity.

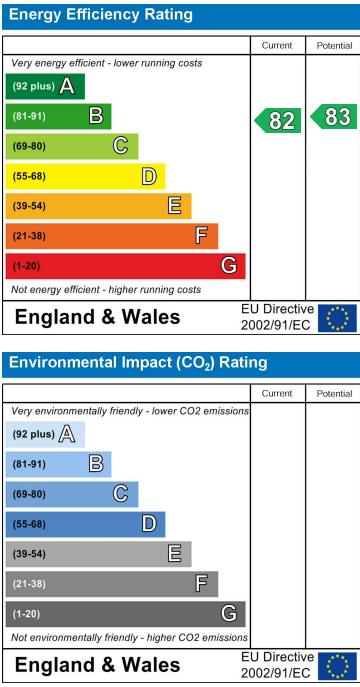
Floor Plan



Area Map



Energy Efficiency Graph



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