



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

**welcome to**

**Lonsdale Road, Etwall DERBY**

A beautifully presented four-bedroom detached family home occupying a pleasant corner position on a modern development in Etwall, offering spacious open-plan living, a landscaped rear garden, a driveway and a detached garage, all within easy reach of excellent local schools and countryside walks.



### **Entrance Hall**

Light and welcoming with wood-effect flooring, panelling, staircase to first floor and doors to all principal ground floor rooms.

### **Ground Floor W/C**

Stylish and neatly finished with WC, hand wash basin and contemporary tiling.

### **Lounge**

16' 10" x 11' 1" ( 5.13m x 3.38m )

A comfortable and well-proportioned reception room with soft carpeting, ideal for relaxing evenings or family time.

### **Kitchen Diner**

19' 4" x 13' 9" ( 5.89m x 4.19m )

A generous open-plan space fitted with modern cabinetry, an integrated double oven, hob, extractor, fridge freezer, dishwasher, ceramic sink with mixer tap, and offers ample worktop space, spotlighting, and tiled splashbacks. Plenty of room for a large dining table, with French doors opening onto the rear garden.

### **Utility Room**

5' 9" x 4' 2" ( 1.75m x 1.27m )

Practical additional storage with fitted units, worktop space, plumbing for washing machine and dryer, and external access.

### **First Floor Landing**

Spacious and bright with access to all bedrooms and the bathroom.

### **Bedroom One**

10' 11" x 10' 2" ( 3.33m x 3.10m )

A well-sized double bedroom featuring fitted mirrored wardrobes, wood panelling, and a modern en-suite shower room.

### **En-Suite Shower Room**

7' 11" x 5' 1" ( 2.41m x 1.55m )

Contemporary suite comprising a walk-in shower, WC and wash basin, finished with neutral tiling.

### **Bedroom Two**

12' 7" x 8' 6" ( 3.84m x 2.59m )

Another double bedroom, ideal for guests or older children.

### **Bedroom Three**

10' 8" x 6' 8" ( 3.25m x 2.03m )

A versatile bedroom, perfect as a child's room or home office.

### **Bedroom Four**

8' 1" x 7' 4" ( 2.46m x 2.24m )

A further well-proportioned room, currently arranged as a home office but equally suitable as a nursery or guest room.

### **Bathroom**

Modern and well-appointed with bath and overhead shower, WC, wash basin and tiled walls.

### **Outside**

Beautifully landscaped and fully enclosed, featuring a patio seating area, well-kept lawn and established borders — ideal for families and entertaining. Private driveway parking leading to a detached garage, with gated access through to the rear garden.

### **Local Area**

Etwall is a highly regarded Derbyshire village offering the perfect balance of rural charm and everyday convenience. The village boasts a strong community feel, excellent local schooling including John Port Spencer Academy, village shops, cafés and traditional pubs.

Surrounded by open countryside and picturesque walking routes, Etwall remains extremely accessible, with easy road links to Derby, Burton-upon-Trent and the A50 for onward travel.

This combination of village lifestyle and commuter convenience makes Etwall one of the area's most sought-after locations.



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welcome to

## Lonsdale Road, Etwall DERBY

- DETACHED FOUR-BEDROOM FAMILY HOME IN ETWALL
- ATTRACTIVE CORNER PLOT POSITION ON A POPULAR DEVELOPMENT
- SPACIOUS OPEN-PLAN KITCHEN DINER WITH SEPARATE LOUNGE
- UTILITY ROOM AND GROUND FLOOR W/C
- MODERN FAMILY BATHROOM AND MASTER EN-SUITE

Tenure: Freehold EPC Rating: B

Council Tax Band: E

offers over

**£375,000**



Under the terms of the Estate Agency Act 1979 (section 21), please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MVR109466 - 0002

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