





14 Derbyshire Lane

Guide Price £300,000 to £325,000

Occupying a sought-after position on Derbyshire Lane, this beautifully presented three-bedroom semi-detached home has been thoughtfully upgraded by the current owners to create a warm, inviting family home that perfectly blends character with modern practicality. Enjoying a cosy, homely atmosphere throughout, the property also benefits from off-street parking for two vehicles and a fully enclosed, low-maintenance rear garden. A composite side entrance door welcomes you into the property, where the warm, inviting atmosphere is immediately apparent. Beautifully presented throughout in earthy neutral tones, the home retains a wealth of character, including sanded and waxed floorboards and charming period features. The living room is a wonderfully cosy space, centred around an attractive open exposed brick fireplace that creates an eye-catching focal point. Sanded and waxed floorboards complement the warm décor, creating a comfortable room with a genuine homely feel. The separate dining room continues the characterful feel with matching sanded and waxed floorboards and a warm neutral colour palette. A generous side window fills the room with natural light, making it an ideal space for family dining, entertaining or everyday living. A door provides access to the cellar, offering excellent additional storage. Positioned to the rear of the property, the bespoke fitted wooden kitchen overlooks the enclosed garden and features handcrafted wooden cabinetry, wood-effect worktops and stylish tiled splashbacks. There is space and plumbing for freestanding appliances, while both the oven and fridge are included within the sale. A rear-facing window and door provide direct access to the garden, allowing plenty of natural light to flood the space. Stripped and painted floorboards continue onto the staircase leading to the first floor. The principal bedroom enjoys a peaceful front-facing aspect and is beautifully decorated in calming neutral tones with sanded floorboards, complemented by the practicality of useful built-in closet storage. The second bedroom is a well-proportioned small double overlooking the rear garden, offering an ideal space for a child's bedroom, guest room or home office. The family bathroom is fitted with a contemporary white three-piece suite comprising a panelled bath with shower over and glass shower screen, wash hand basin and WC, complemented by a chrome heated towel rail. The second floor provides a delightful third bedroom, tastefully presented with neutral décor, carpeting and attractive wooden wall panelling. Elevated above the surrounding rooftops, this versatile



- Stunning Semi Detached Family Home
- 3 Double Bedrooms
- Full Of Character & Charm
- Cosy Living Room & Feature Fireplace
- Fitted Kitchen & Separate Dining Room
- Off Street Parking for 2 Vehicles
- Enclosed Low Maintenance Rear Garden
- Popular, Convenient Location
- Freehold
- Council Tax Band B, EPC Rating D

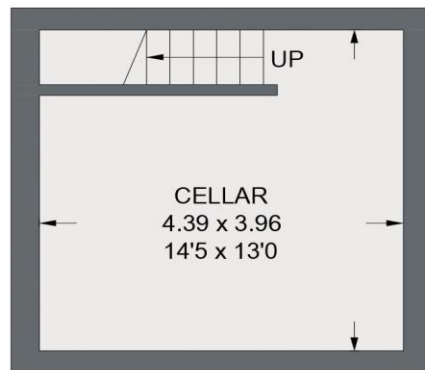


14 DERBYSHIRE LANE

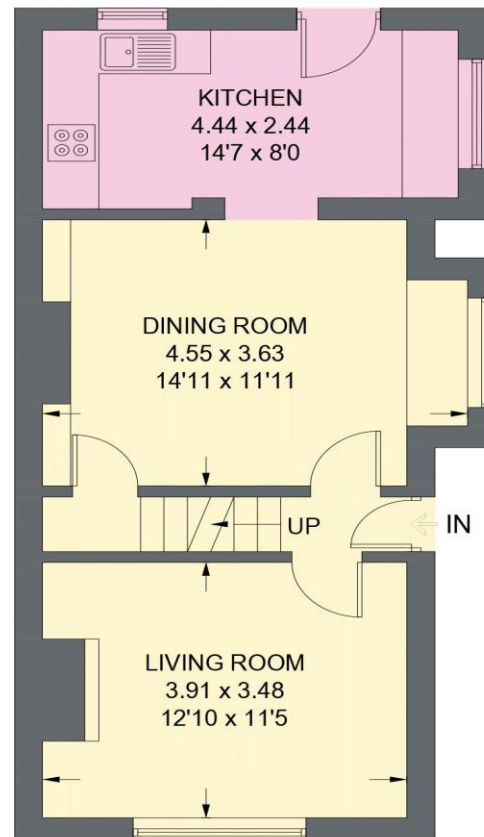
APPROXIMATE GROSS INTERNAL AREA = 92.3 SQ M / 993 SQ FT

CELLAR = 17.2 SQ M / 185 SQ FT

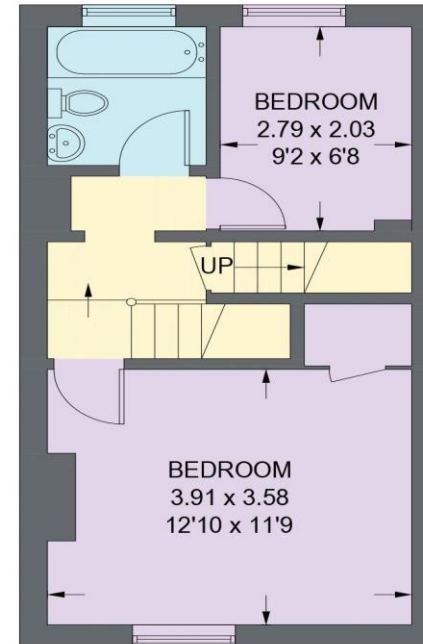
TOTAL = 109.5 SQ M / 1178 SQ FT



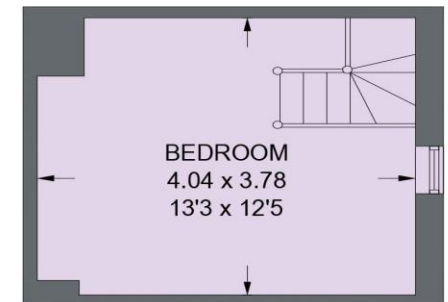
CELLAR
17.2 SQ M / 185 SQ FT



GROUND FLOOR
44.9 SQ M / 483 SQ FT



FIRST FLOOR
32.0 SQ M / 344 SQ FT



SECOND FLOOR
15.4 SQ M / 166 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1316740)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.