



42 Welsted Road, Derby, DE74 2SN

Asking Price £440,000

This stunning detached house offers a perfect blend of modern elegance and comfortable living. The property has been meticulously upgraded to a high standard by the current owners, ensuring that every corner reflects quality and style.

Upon entering, you are greeted by a striking glass and oak staircase that serves as a focal point of the home, adding a touch of sophistication. The house boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. These versatile areas can easily adapt to your lifestyle, whether you prefer a formal sitting room or a casual family space.

With four well-proportioned bedrooms, this home is ideal for families or those seeking extra space for guests or a home office. The two bathrooms are thoughtfully designed, offering convenience and comfort for all residents.

The property is set in a desirable location, close to local amenities and transport links, making it an excellent choice for those who appreciate both tranquillity and accessibility. This beautifully upgraded home is not just a place to live; it is a sanctuary that combines modern living with timeless charm.

Please note that all furniture will be included in the sale bar two items.

Front Aspect

With a tandem driveway to the side of the property allowing access to the single garage with manual up and over door, paved pathway, laid Astroturf.

Entrance Hallway

Entrance via a composite door, further window to the front elevation, gas central heating radiator, spotlights, porcelain tiled flooring, stairs rising to first floor.

Lounge 11'9 x 16'4 (3.58m x 4.98m)

With a window to the front elevation, gas central heating radiator, spotlights, carpeted flooring.

Guest Cloakroom 5'6 x 4 (1.68m x 1.22m)

With a frosted window to the front elevation, low level W/C, hand wash basin with storage under, heated towel rail, spotlights, tiled walls and tiled flooring.

Open Plan Kitchen Diner 25 x 13 (7.62m x 3.96m)

With a window to the rear elevation, double patio doors leading out to the rear garden, two gas central heating radiators, spotlights, AEG double oven, AEG induction hob, overhead extractor fan, AEG integrated dishwasher, AEG integrated fridge freezer, range of eye and base level cupboards with complementary surface, porcelain tiled flooring.

Utility 5'6 x 3'9 (1.68m x 1.14m)

With a window to the side elevation, plumbing for washing machine, and ample space for tumble dryer, cupboard housing Vaillant boiler, spotlights, gas central heating radiator, porcelain tiled flooring.

Stairs Rising To First Floor

Glass and oak stair case, gas central heating radiator, access to the loft which has been partly boarded and loft ladder installed

Bedroom One 11'8 x 13'9 (3.56m x 4.19m)

With a window to the front elevation, gas central radiator, spotlights, fitted wardrobes with drawers, hanging rails and shelving, carpeted flooring, door leading to;

En-Suite 4 x 8'9 (1.22m x 2.67m)

With a frosted window to the side elevation, walk in shower with wall mounted rainfall unit and fully tiled, hand wash basin with storage under, low level W/C, heated towel rail, low level W/C, tiled walls and tiled floors.

Bedroom Two 10 x 11'2 (3.05m x 3.40m)

With a window to the front elevation, gas central heating radiator, spotlights, fitted wardrobe with drawers, hanging rail and shelving, carpeted flooring.

Bedroom Three 11'2 x 10 (3.40m x 3.05m)

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

Bedroom Four 9 x 8'9 (2.74m x 2.67m)

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

Family Bathroom 7'7 x 5'6 (2.31m x 1.68m)

With a frosted window to the side elevation, freestanding bath with mixer tap and handheld shower head, vanity hand wash basin with storage under, low level W/C, heated towel rail, extractor fan, spotlights, tiled walls and tiled flooring.

Rear Garden

A private lovingly landscaped rear garden with Astroturf, laid porcelain tiles, downlights, outside plugs and tap making this a beautiful spot to relax in. Side gate leading to single garage with manual up and over door, electricity and lighting

PLEASE NOTE

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

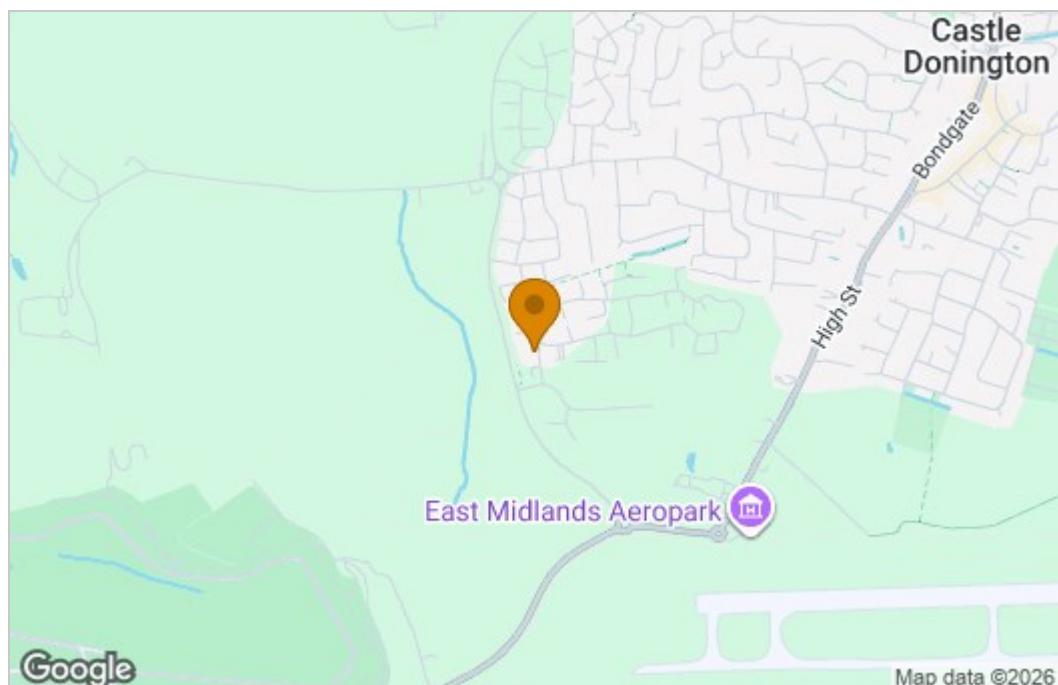


▼ 1st Floor Approximate Property measurements.
 Ground floor, 651.7 SQ FT (60.5 M2).
 First floor, 645.1 SQ FT (59.9 M2).
 Garage, 223.6 SQ FT (20.7 M2).

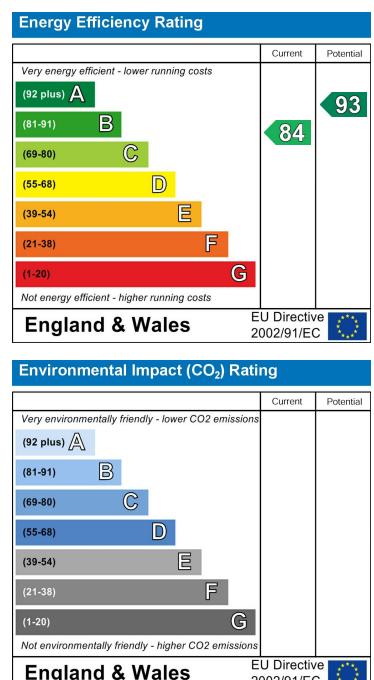


It must be noted we try to ensure the accuracy of the floor plan, however this is a guide to the layout of the property only. You must treat this floorplan as a guide only to the property's layout and not an accurate built measured survey. If you require accurate measurements/layout guides, you must 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.