

LONSDALE ROAD, ETWALL, DERBY

OFFERS IN EXCESS OF £435,000

4 BEDROOM | 3 BATHROOM | 3 RECEPTION



WELCOME TO LONSDALE ROAD

DELIGHTFUL EDGE OF ESTATE POSITION – This well-presented and beautifully proportioned detached home, built to a quality specification by Bloor Homes in 2020, offers an excellent combination of generous living space, practical design and attractive outdoor areas, making it an ideal choice for families seeking room to grow. With four double bedrooms, a dedicated study and a spacious kitchen diner, the property has been thoughtfully arranged to accommodate the demands of modern family life.

The ground floor provides a choice of living spaces, including a comfortable lounge with direct garden access and a substantial kitchen diner designed for everyday family living and entertaining. The separate study is particularly useful for those working from home, while the cleverly incorporated utility cupboard provides valuable laundry facilities without compromising the main living areas.

Upstairs, four double bedrooms provide excellent flexibility, with the principal bedroom benefiting from fitted mirrored wardrobes and an en-suite shower room. Outside, the tandem driveway, single garage and rear garden add further appeal, offering practical parking and space to enjoy the outdoors.

THE DETAIL

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Upon entering the property, the hallway features grey Amtico LVT flooring, a useful understairs storage cupboard and stairs rising to the first floor. The flooring continues into the downstairs WC, fitted with a wash basin and toilet. Positioned off the hallway, the separate study offers an excellent space for home working, with carpeted flooring and shutters to the window. A particularly practical addition is the utility cupboard, incorporating a worktop, fitted cupboards and space for both a washing machine and tumble dryer.

The lounge is a generous reception room with carpeted flooring and patio doors opening directly onto the rear garden, allowing natural light to enter while providing convenient access outside. The spacious kitchen diner is a key feature of the home, fitted with grey Amtico LVT flooring, white high-gloss cupboards and grey tiled splashbacks. A central island incorporates an electric hob, while the integrated double oven and Bosch appliances, including a dishwasher, provide excellent functionality. A cupboard houses the Ideal boiler, and patio doors open onto the garden, with ample room for a family dining table.

Upstairs, the landing benefits from a useful storage cupboard and provides access to four double bedrooms. The principal bedroom features carpeted flooring, fitted mirrored sliding wardrobes and an en-suite shower room

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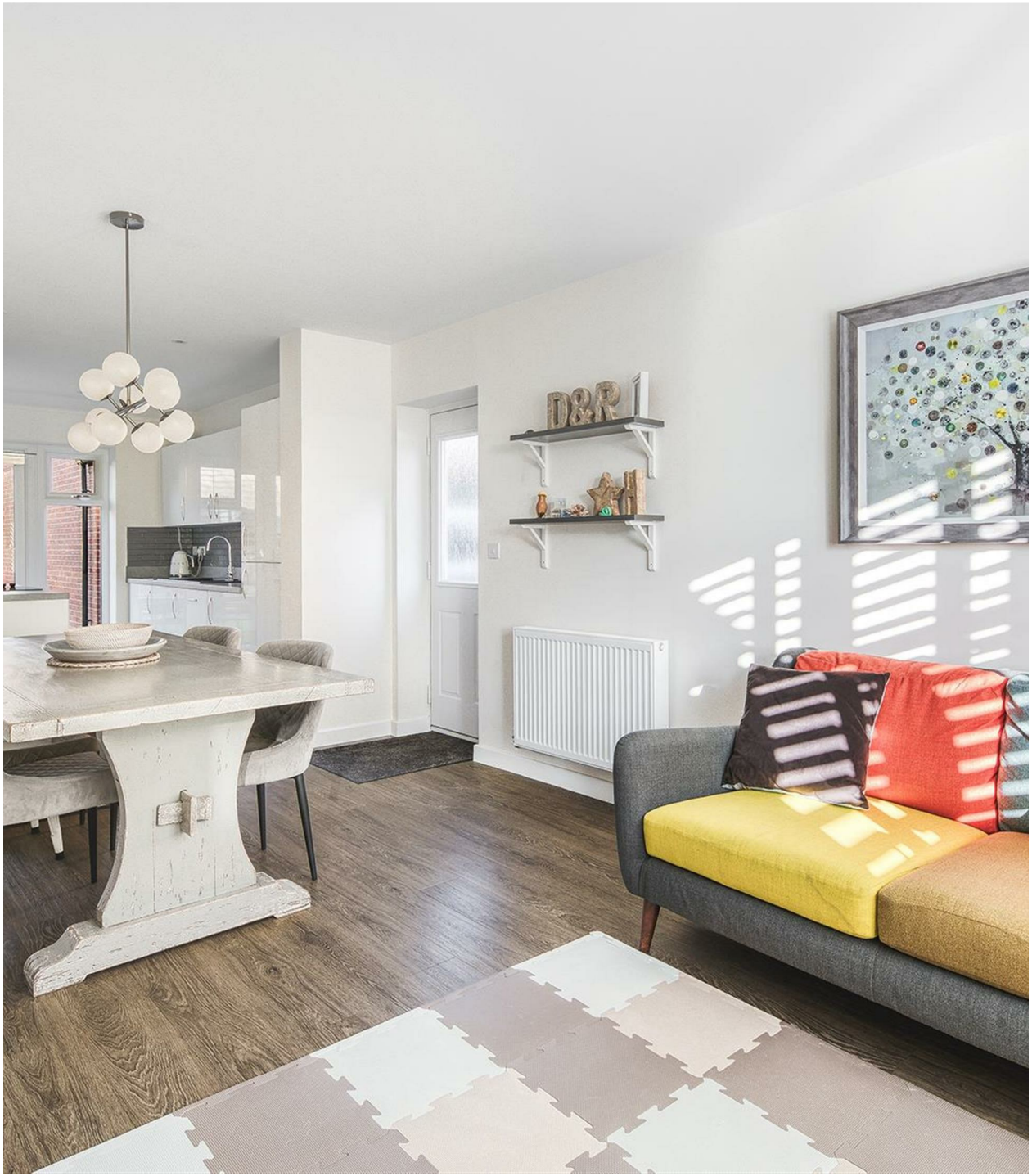
with tiled flooring, a mains-fed shower enclosure, wash basin and WC. The three further bedrooms all benefit from carpeted flooring and window shutters, with one enjoying dual-aspect windows and another having two windows. The four-piece family bathroom includes a bath, separate shower enclosure with a mains-fed shower, wash basin and WC, alongside tiled flooring.

Outside, the tandem driveway provides parking for two vehicles, with a footpath conveniently positioned to the front. The rear garden is predominantly laid to lawn, complemented by a patio area ideal for outdoor seating. A gate provides access towards the driveway and single garage, which features a pitched roof.

Situated in the popular village of Etwall, the property is conveniently placed for local shops, pubs, schools and everyday amenities. With a welcoming community atmosphere, nearby green spaces and good road links to Derby and the surrounding areas, Etwall offers an appealing balance of village living and convenience.

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

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D&R







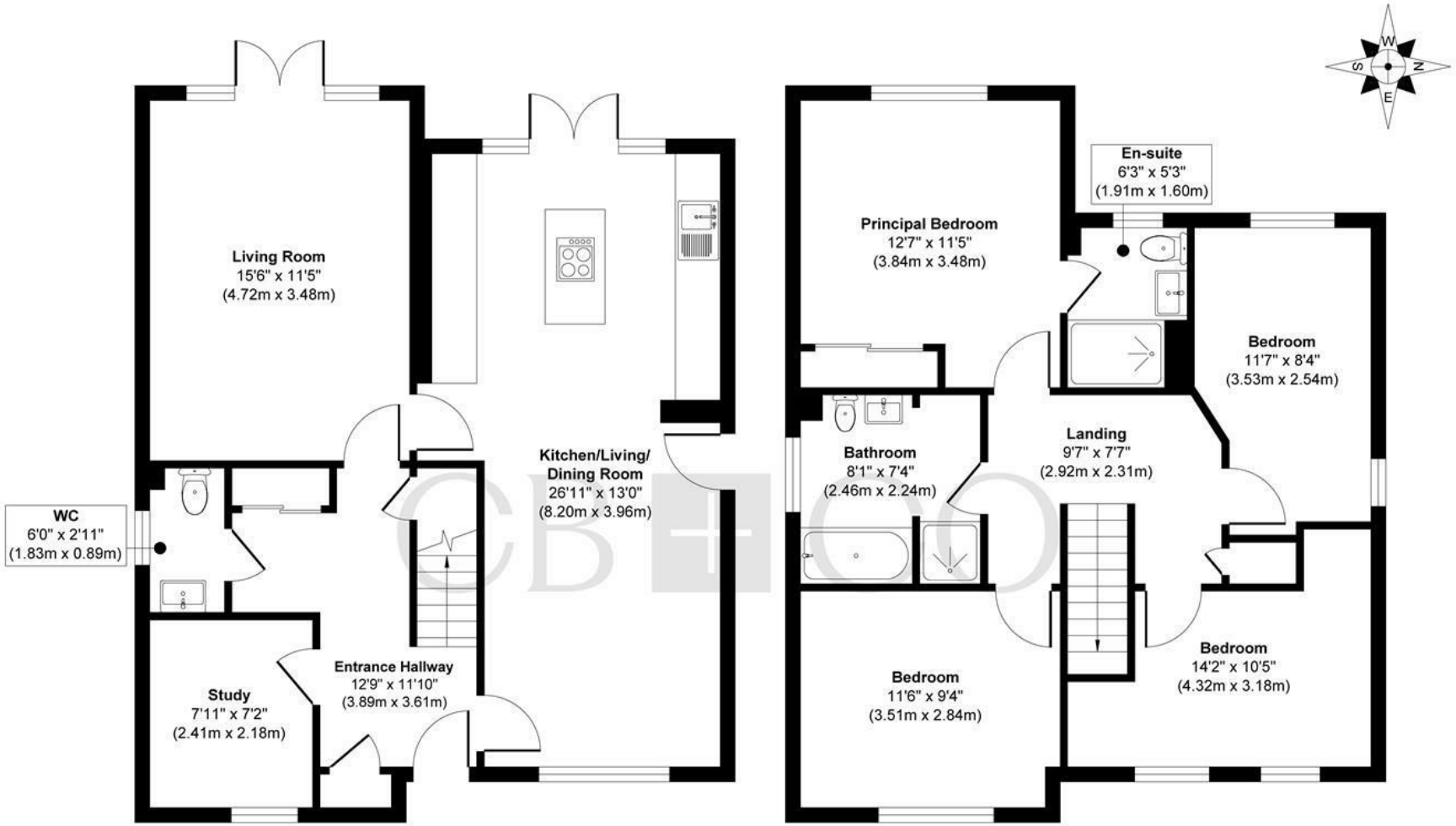








Lonsdale Road



Ground Floor
Approximate Floor Area
719 sq. ft
(66.89 sq. m)

First Floor
Approximate Floor Area
675 sq. ft
(62.80 sq. m)

Approx. Gross Internal Floor Area 1394 sq. ft / 129.69 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

1394.00 sq ft

EPC RATING

B

COUNCIL TAX BAND

E

- Four-Bedroom Detached Family Home With Spacious Accommodation
- Entrance Hallway With Amtico Flooring And Understairs Storage
- Useful Utility Cupboard With Worktop, Storage And Laundry Space
- Spacious Lounge With Patio Doors To The Garden
- Kitchen Diner With White Gloss Units, Amtico Flooring And Patio Doors
- Principal Bedroom With Mirrored Wardrobes And En-Suite
- Three Further Double Bedrooms
- Four-Piece Family Bathroom With Separate Shower And Bath
- Tandem Driveway Providing Parking For Two Vehicles
- Lawned Rear Garden With Patio And Access To Single Garage

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DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
CURRANBIRDS.CO

MICKLEOVER

THE STUDIO

2 Station Rd
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