



## 1 St. Edwards Road, Derby, DE74 2LW

**£249,950**

This delightful semi-detached property on St. Edwards Road offers an excellent opportunity for families. Set on a generous corner plot, the property is conveniently positioned away from the road, providing a peaceful retreat with the added benefit of a driveway and a detached garage.

Upon entering, you will find two inviting reception rooms that are perfect for both relaxation and entertaining. The sun room adds a lovely touch, allowing natural light to flood the space and creating a warm atmosphere for family gatherings or quiet evenings. The three spacious bedrooms provide ample room for rest and personalisation, making it easy to create a comfortable living environment. The modern fitted bathroom, along with a separate W/C, ensures convenience for busy households.

In summary, this semi-detached house on St. Edwards Road is a fantastic opportunity for an ideal family home in a sought-after location. With its spacious interiors and proximity to local amenities, it is certainly a property that should not be missed.

### Front Aspect

Set on a fantastic corner plot, the front aspect offers a charming fore garden with pathway access to the uPVC entrance door to the property. The frontage features two lawned areas which are enclosed by shrubs and hedging and a separate driveway and detached garage which would make an ideal workshop or home gym space.

### Entrance Hallway

Having feature oak flooring, central heating radiator, stairs rising to first floor and access through to the two reception rooms the property offers.

### Lounge 16'0" x 11'7" (4.90m x 3.55m)

A fantastic sized reception room with dual aspect windows which flood the room with natural light, one of which is a bay window looking out over the front aspect.

The lounge benefits from carpeted flooring, central heating radiator and feature electric fireplace.

### Dining Room 14'4" x 9'11" (4.38m x 3.03m )

A good sized second reception space with feature electric fireplace, carpeted flooring, central heating radiator, large storage cupboard, access through to the Kitchen and access to the adjoining Sun Room.

### Conervatory 7'11" x 7'3" (2.43m x 2.21m )

A fantastic extra reception space for the summer months. Having tiled flooring and double glazed French doors leading out to the rear garden.

### Kitchen 5'11" x 13'5" (1.82m x 4.09m)

Having a range of wooden wall, drawer and base units with complementing worktops, inset stainless steel sink with mixer tap over and drainer, double glazed window looking out to the rear aspect, electric oven and hob with extractor over, space and plumbing for white goods, under counter fridge (dishwasher and washing machine available to remain by separate negotiation) side access door to enclosed garden and garage, central heating radiator and handy pantry cupboard.

### Master Bedroom 14'4" x 9'11" (4.37m x 3.02m)

A large double bedroom having double glazed window to the front aspect, central heating radiator, carpeted flooring and inbuilt storage cupboard.

### Double Bedroom Two 14'4" x 10'8" (4.38m x 3.27)

A second generous double bedroom having carpeted flooring, central heating radiator, double glazed window to the rear and inbuilt storage cupboard.

### Bedroom Three 8'3" x 10'8" (2.53m x 3.27)

A good sized single bedroom with carpeted flooring, central heating radiator and double glazed window.

### Family Bathroom 5'11" x 9'11" max (1.82m x 3.03m max)

A modern fitted bathroom suite having bath with shower over, W/C, hand basin, wall mounted heated towel rail and double glazed window.

### W/C

Having low flush W/C and double glazed window.

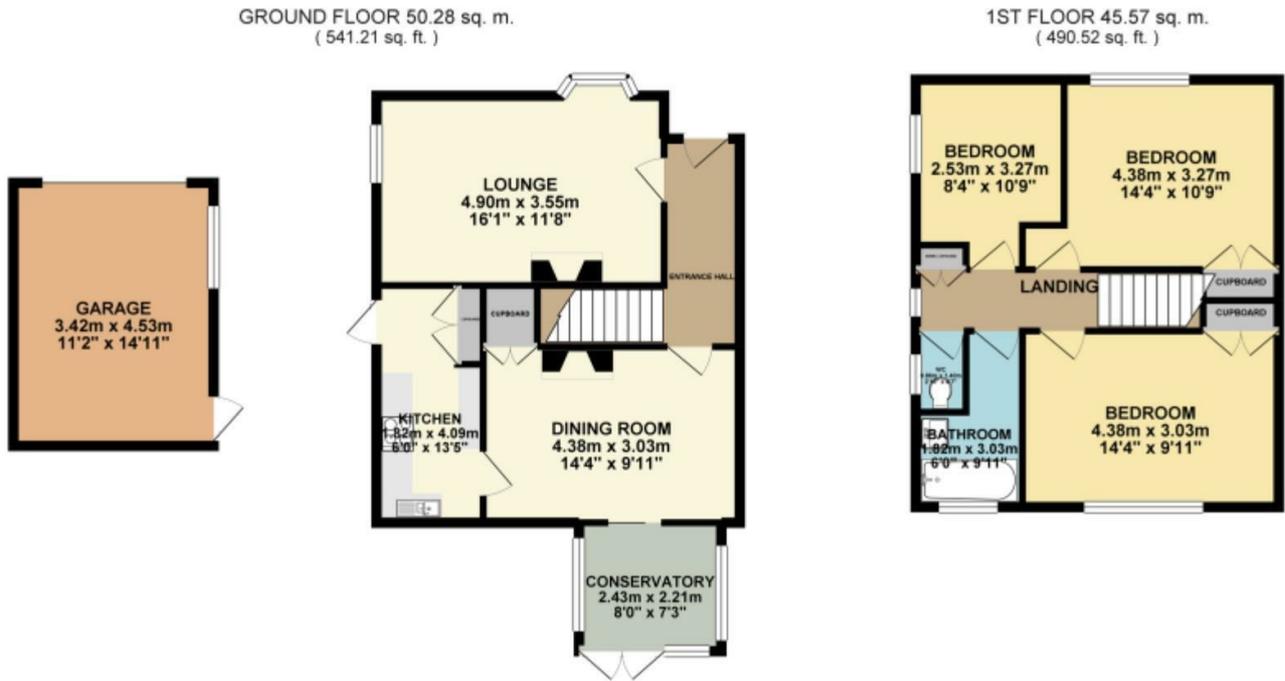
### Rear

To the rear of the property is an enclosed south westerly facing garden which offers a lawned area, patio and an assortment of mature shrubs and plants. The Garden also benefits from wooden shed and access to the detached garage.

### Garage 11'2" x 14'10" (3.42m x 4.53m)

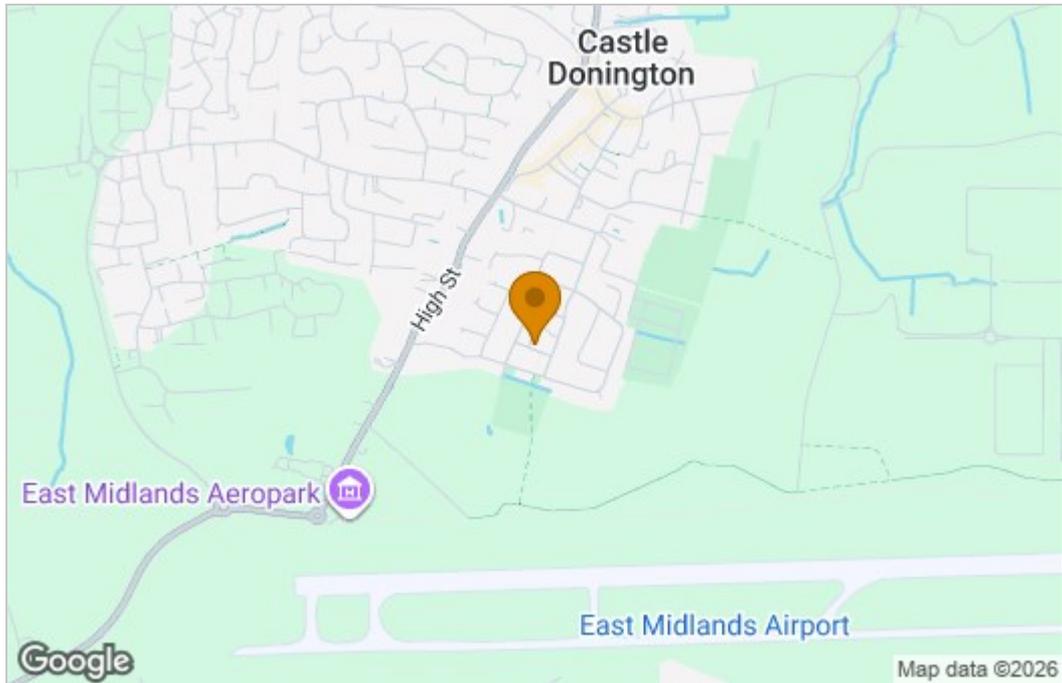
Having up and over door, power, lighting and double glazed window to side aspect.

## Floor Plan

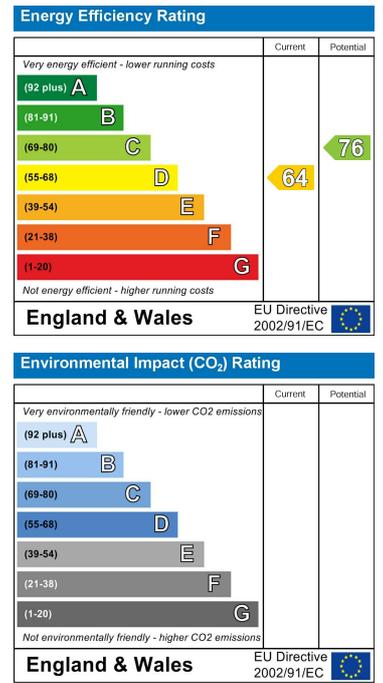


TOTAL FLOOR AREA : 95.85 sq. m. ( 1031.73 sq. ft. ) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph



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