



## **1 Radford Meadow, Derby, DE74 2NZ**

**Offers Over £285,000**

Situated within a popular family-friendly cul-de-sac in the heart of Castle Donington, this attractive three-bedroom detached home offers spacious and versatile living, making it an ideal choice for growing families.

Occupying a desirable corner plot, the property boasts two generous reception rooms, perfect for both everyday family life and entertaining, along with three well-proportioned bedrooms. Externally, the home benefits from a detached garage and excellent outdoor space, providing both practicality and further potential.

Homes in this location are ever popular due to the quiet setting, excellent local schools, and convenient access to village amenities and transport links. An excellent opportunity to secure a quality family home in one of Castle Donington's most family friendly residential areas.

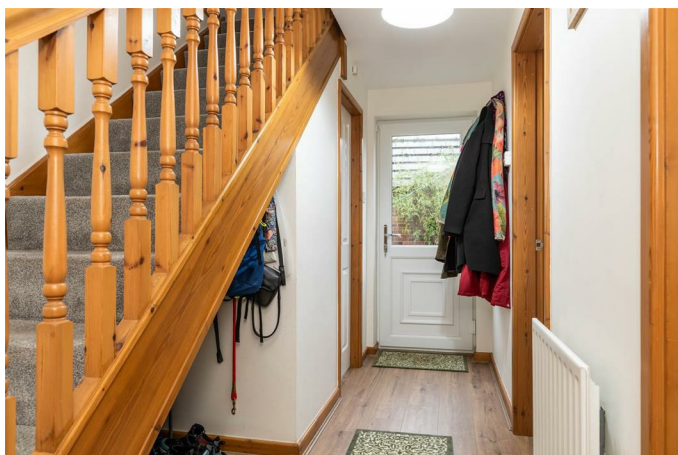


## Front



The property has the benefit of sitting upon a corner plot and is set back from the pavement offering a charming fore-garden which offers small lawned areas and an assortment of shrubs and bushes. A pathway leads to the front access door of the property.

## Entrance Hall



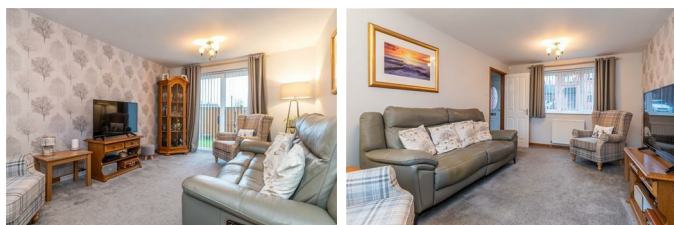
A welcoming entrance hall greets you as you step inside the property through the uPVC doorway offering laminate wood effect flooring, a handy under stairs nook, access to the lounge, dining room, kitchen and guest cloakroom and an additional uPVC doorway leads out to the rear aspect of the property.

## Dining Room 9'1 x 10 (2.77m x 3.05m)



A second reception room offering double glazed window to the front aspect, recently carpeted flooring and central heating radiator.

## Lounge 10'8 x 16'7 (3.25m x 5.05m)



A spacious reception room offering an abundance of natural light having uPVC window to the front aspect, uPVC double glazed patio doors leading to the rear aspect, recently carpeted flooring and central heating radiator.

## Kitchen 7'1 x 9'5 (2.16m x 2.87m)



Having uPVC window to rear aspect, wood effect wall, drawer and base units with complimenting worktops and tiled splashbacks, inset sink with mixer tap over and drainer, space and plumbing for washing machine, electric fan oven with gas hob and extractor over and wall mounted Worcester central heating boiler.

### Guest Cloakroom



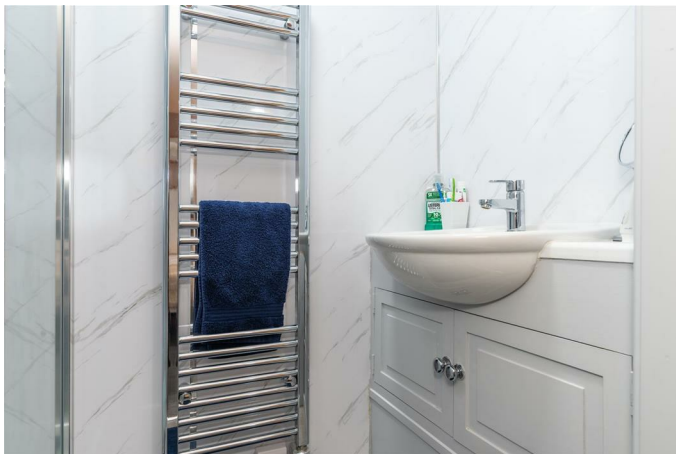
Having wooden flooring, low flush W/C, hand basin and central heating radiator.

### Master Bedroom 10'8 x 11'2 (3.25m x 3.40m)



A spacious double bedroom having uPVC double glazed window to front aspect, carpeted flooring, inbuilt wardrobes, central heating radiator and access to the en-suite facilities.

### En-Suite



Recently upgraded having marble effect wall cladding, shower, heated towel rail and hand basin vanity unit with storage.

### Bedroom Two 10'2 x 11'2 (3.10m x 3.40m)



A second double bedroom having carpeted flooring, central heating radiator and window to front aspect.

### Bedroom Three 7'7 x 8'2 (2.31m x 2.49m)



Having carpeted flooring, window to rear aspect and central heating radiator.

### Main Bathroom

A well-appointed family bathroom comprising a bath with shower over, wash basin, and low-level W/C, offering a clean and contemporary space to serve the first-floor accommodation.

### Exterior



The outside consists of a good sized rear garden along with a separate driveway and garage.



Floor Plan

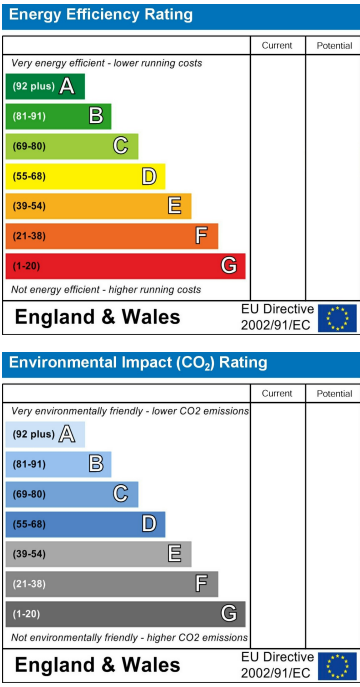


TOTAL FLOOR AREA : 76.13 sq. m. ( 819.47 sq. ft. ) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This 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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