



14 Kendricks Fold, Rainhill, L35

Asking Price £325,000



**STAPLETON
DERBY**

Situated in one of Rainhill's most sought-after residential locations, this fantastic three-bedroom detached family home offers an exceptional opportunity for buyers seeking space, comfort, and convenience. Ideally positioned close to a range of local amenities, highly regarded schools, and excellent transport links, this beautifully presented property is perfectly suited to modern family living.

The accommodation briefly comprises a welcoming entrance hallway, a convenient downstairs WC, a bright and spacious living room, a separate dining room ideal for entertaining, and a generously sized fitted kitchen offering ample storage and workspace. To the first floor, the property boasts three well-proportioned bedrooms, including a superb principal bedroom with the added luxury of an en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Externally, the property benefits from off-road parking to the front, a well-maintained lawn, and gated side access leading to the rear garden. The private rear garden provides an excellent outdoor space, featuring a lawn and a paved patio area, making it perfect for relaxing, entertaining, or enjoying family time.

Offering a superb combination of location, practicality, and generous living accommodation, this detached home is sure to appeal to a wide range of buyers. Early viewing is highly recommended to fully appreciate everything this property has to offer.

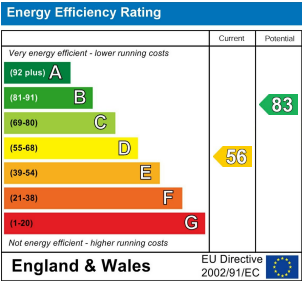








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