

**1 Floyd Road**  
Derry, NH 03038

**kW METROPOLITAN**  
KELLERWILLIAMS. REALTY  
**BEDFORD**

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**MLS# 4703463**



**\$ 325,000**

**3 Bedrooms . 1 Bathroom . 3,536 Sqft**

A CLASSIC COLONIAL, TASTEFULLY UPDATED AND ENHANCED! Enjoy a pleasant drive on a country road with a gentle incline. In front of this pristine home, a fieldstone wall conjures up the sense of a by-gone era. Step into a welcoming foyer with center staircase that is flanked by graceful arched opening. In one direction, a front-to-back living room is centered on a brick fireplace and in the other, an elegant dining room with wainscoting is the perfect place to host a dinner party. Tucked away, a lovely sitting room is also an ideal home-office. At the heart of the home, prepare meals in a beautifully refreshed kitchen and step out through a delightful mudroom to picnic and play in a large flat backyard with nature as your backdrop. On the lower level, the fun begins. An expansive, finished, walk-out basement offers endless possibilities...play, work, exercise or simply relax in the warmth of a wood-burning stove. In the future, add a bathroom utilizing existing plumbing. At day s end, head upstairs to generous bedrooms, each with light-filled, corner exposures and a bright, updated bathroom. All of this, close to great shopping, dining, entertainment, major roads and Pinkerton Academy. A TURNKEY HOME! Visit our exclusive property website [www.1Floyd.com](http://www.1Floyd.com) for more information!

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