

# Hastings Lane

Etwall, Derby, DE65 6SD

John   
German





# Hastings Lane

Etwall, Derby, DE65 6SD

£399,950

**A highly impressive, modern, detached family home occupying a fantastic position on the development with wonderful views and highlights including a lounge with bay, stunning 26'2 living, dining kitchen, a study / home office, utility, master bedroom with en-suite, three further good sized bedrooms, family bathrooms, and low maintenance gardens.**

**NO UPWARD CHAIN**

John German are delighted to offer for sale this impressive family home, enjoying a fantastic position on this popular, modern development in the well sought-after Derbyshire village of Etwall with John Port Academy and a range of shops, facilities, pubs, and amenities on offer, together with excellent access to the A38 and A50, providing links to the nearby centres of Derby, Nottingham, Burton-on-Trent and beyond.

Beautifully presented throughout, a canopy porch gives access to the front entrance door which leads into the large, welcoming reception hall, having practical, wood effect flooring, a good size storage cupboard, stairs to the first floor and doors leading off.

There is a light and spacious dual-aspect lounge taking advantage of the views and off the hallway there is also a useful home office / study, ideal for those working from home.

Without a doubt, the highlight of the ground floor is the fabulous open-plan 26'2 x 10'6 living, dining kitchen which benefits from three distinct zones including a smart fitted kitchen which is equipped with a range of base and eye level units with work surfaces over, an integrated range of appliances including oven, hob, extractor, fridge and dishwasher. The dining area has window framing views over the gardens and the superb living area enjoys high, vaulted ceilings with skylight and French doors opening out onto the gardens. Wood effect flooring runs throughout this space and a further door off leads to the useful utility room, having additional appliance space and a door to the side.

Completing the ground floor accommodation is the guest WC, comprising of a close coupled WC, wash hand basin and window to the side.

To the first floor, the landing has a useful built-in storage / airing cupboard and doors leading off to the four bedrooms. The master bedroom has an alcove, ideal for wardrobes and a well-appointed en-suite shower room comprising of a shower cubicle, wash hand basin and WC. Bedrooms two and three are both light and spacious rooms, benefitting from dual-aspects. The fourth bedroom is currently used as a dressing room. The family bathroom has a four-piece suite comprising of a double shower cubicle, pedestal wash hand basin, WC, bath, part tiled walls, and heated towel rail / radiator.

The house enjoys an end of private driveway position, serving just a few properties and having ample off-road parking as well as a good sized single garage. Lawned gardens and hedging wrap around the front. To the rear, there are low maintenance gardens with a paved terrace, ideal for outdoor dining and entertaining, as well as artificial lawns and a side entrance via the gate.

Notes: We believe that the property is subject to an Estate Management Fee.

Buyers should be aware that the property is being sold by a John German employee.

Please be advised there is outline planning permission dating back to 2017 on the land opposite Hastings Lane (off Jacksons Lane) for 50 dwellings. Further details can be found on the South Derbyshire Planning Website, application number: 9/2017/1191.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

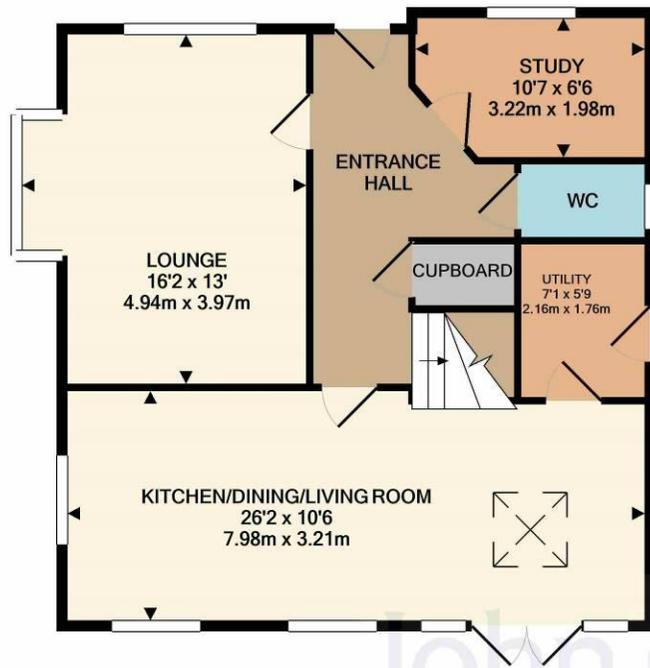
**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk), <https://www.southderbyshire.gov.uk/our-services/planning-and-building-control/planning>

**Our Ref:** JGA/220121

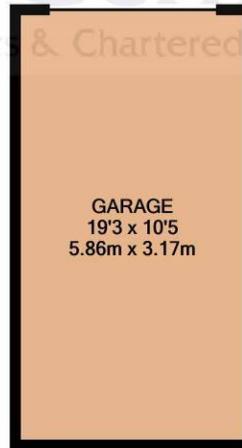
**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band E



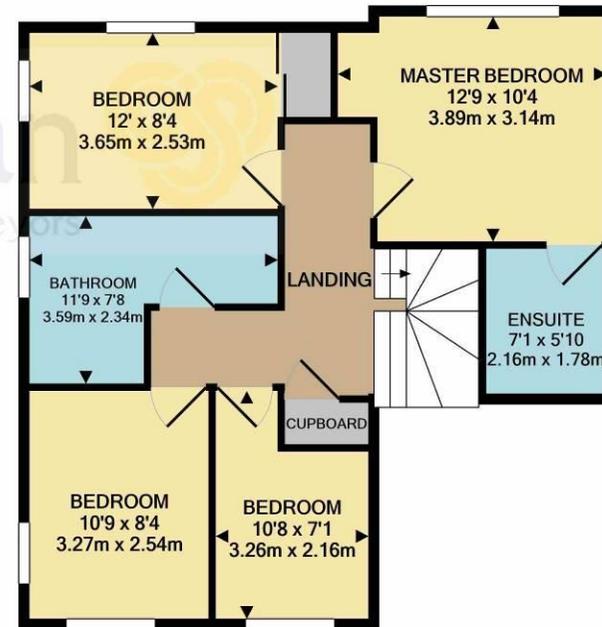




John German  
Estate Agent & Chartered Surveyors



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		92   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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