

# Old Station Close

Etwall, Derby, DE65 6PQ



Offered with no upward chain this modern semi detached house located in the thriving village of Etwall that is conveniently placed for the A50 and A38.

£260,000



John German

Etwell is a vibrant village in between Burton and Derby just off the A50 offering great transport links. The village has a range of local amenities including pubs and restaurants, a leisure centre and John Port Secondary School to name a few. The property is located at the end of a quiet cul-de-sac adjacent to a cycle trail that offers miles of off road cycling.

Access to the property is via the entrance hall with a double glazed entrance door, radiator, laminate flooring and stairs rising to the first floor landing.

The ground floor WC is fitted with a two piece suite, tiled floor, uPVC double glazed window to the front and central heating radiator.

The kitchen is fitted with a range of matching base and eye level units with roll edge worksurfaces, inset stainless steel sink unit with mixer tap, tiled splashbacks, integrated dishwasher and washing machine, built-in oven and four ring gas hob with pull out extractor hood over. There is space for a fridge freezer together with a tiled floor, radiator and uPVC double glazed window to the front elevation.

The lounge diner has uPVC double glazed French doors and windows overlooking the rear garden, laminate flooring and two central heating radiators.

On the first floor stairs rise up to a landing with access to the loft space with pull down ladder. Doors lead off to the bedrooms and bathroom.

Bedroom one has two uPVC double glazed windows overlooking the front garden, built-in over stairs cupboard, central heating radiator and a built-in wardrobe with mirror fronted doors.

Bedrooms two and three both have uPVC double glazed windows with views over the rear garden and central heating radiators.

Completing the internal accommodation is the family bathroom fitted with a full three piece suite comprising low flush WC, pedestal hand wash basin and a panelled bath with shower over. There is extensive tiling, a central heating radiator, tiled floor and extractor fan.

Outside to the front of the property is a lawned fore garden and a single garage has off road parking in front. Gated access to the side leads to a fully enclosed rear garden that has been landscaped for low maintenance comprising a decked seating area with a timber balustrade opening onto a cobbled pathway leading past pebbled borders to a paved patio area at the rear of the garden.

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

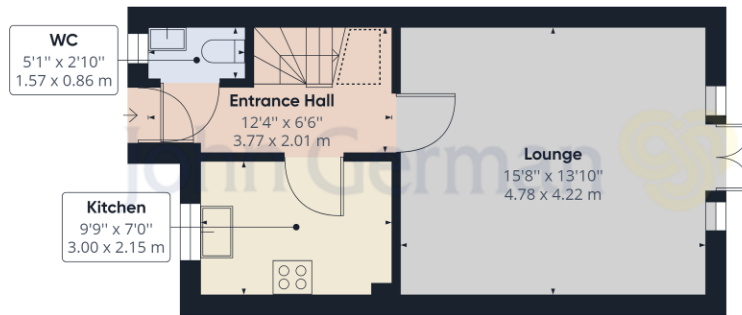
**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)

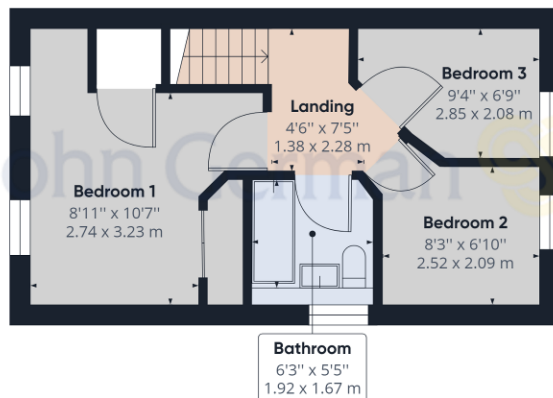
[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/10112022

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



Ground Floor



Floor 1

John German

**Approximate total area<sup>(1)</sup>**  
698.78 ft<sup>2</sup>  
64.92 m<sup>2</sup>

**Reduced headroom**  
7.29 ft<sup>2</sup>  
0.68 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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#### Agents' Notes

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#### Referral Fees

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