



Stanhope Close  
Etwall

Offers Over £285,000





# Stanhope Close

## Etwall

This is a beautifully presented three double bedroom family home which has driveway parking with a garage and a modern kitchen/dining space to the back with doors out into the garden. Situated in Etwall, it is in a beautiful location and is a must see property!

On entering the property there is a small hallway which has the stairs to the first floor and leads through into the living room. With a large window to the front, there is a beautiful outlook from the living room which has an understairs storage cupboard and then leads through into the kitchen diner. To the back of the property, the kitchen/dining space is an amazing space and size. With space for a dining table, the kitchen has integrated appliances including a fridge freezer, dishwasher, double electric oven and an electric hob and is open with the utility area having space for a washing machine with a downstairs toilet off of it. To the first floor are the second and third bedrooms,

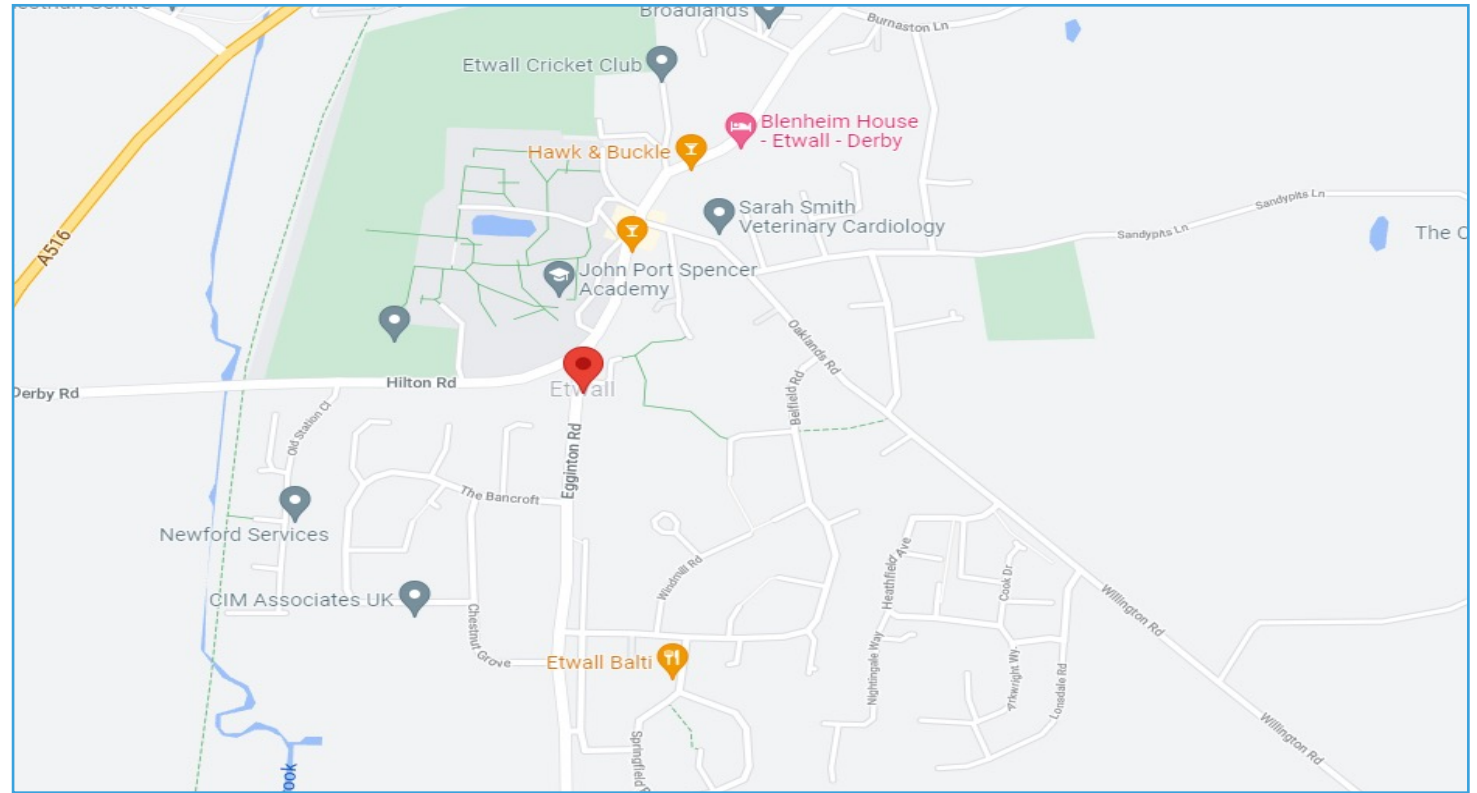
both of which are double rooms with one of them having a fitted wardrobe. The family bathroom has a bath, shower cubicle, toilet and sink. The master suite is to the second floor which has space for a large bed, a built in wardrobe, a dressing area and its own en-suite which is fitted with a large shower cubicle, toilet and sink. Outside, to the side of the property there is a large driveway with space for 2 cars, a single garage and the garden is low maintenance with a patio and lawn area.

***Why You'll Love This Home - Beautifully presented throughout, this is a fantastic three double bedroom family home with a master suite with a dressing room and en-suite!***

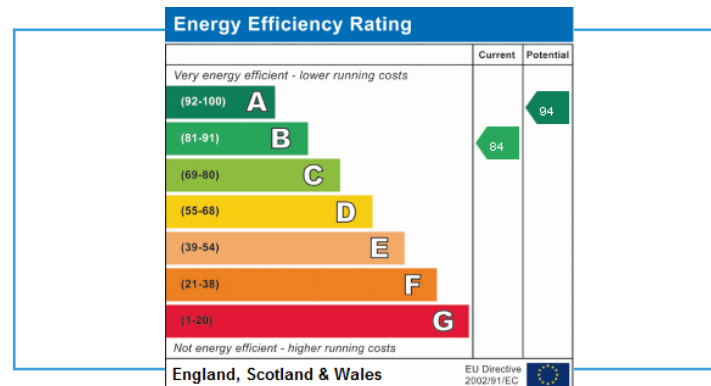


# Stanhope Close Etwall

The traditional village of Etwall is fantastic family village and has something for everyone. There is Etwall Primary School and John Port Academy within the village making it an ideal location for families. Also, within the village there is a park and football pitches, a cricket club, Post Office, News Agents and several pubs as well as a restaurant. The buses which run through the village provide a service which goes to other local villages as well as into Derby City Centre and Burton Town Centre. It has easy access to major road links with the A38 and A50 both just a couple of minutes' drive from the village and the A516 to Derby.



## EPC Energy Performance Certificate



### Help for buyers

To help your purchase go smoothly we can recommend trusted local mortgage advisors and solicitors



### Help for sellers

If you're thinking of selling, we'd love to help you.

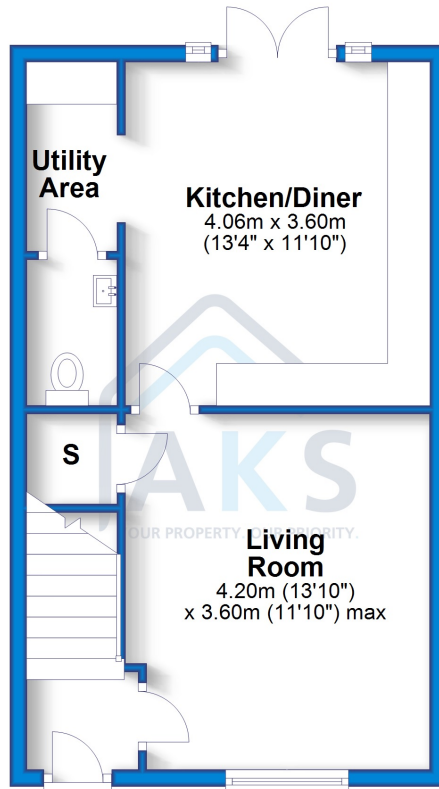




# The Floor Plan

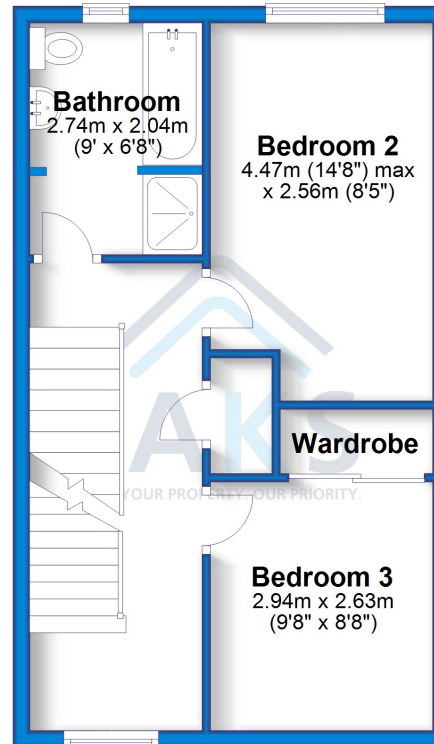
## Ground Floor

Approx. 39.9 sq. metres (429.6 sq. feet)



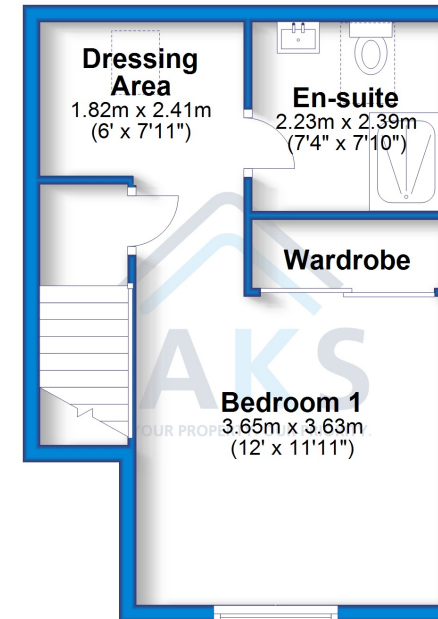
## First Floor

Approx. 39.8 sq. metres (428.2 sq. feet)



## Second Floor

Approx. 31.0 sq. metres (334.2 sq. feet)



Total area: approx. 110.8 sq. metres (1192.1 sq. feet)

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 The Property Ombudsman



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