



Belfield Road
Etwall

Asking Price of £280,000



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Etwall

Offered for sale with no upward chain, this two bedroom detached bungalow has driveway parking and a low maintenance garden to the rear. Situated in the village of Etwall and within walking distance to the local amenities and a short drive from the major road links, this bungalow is a must see!

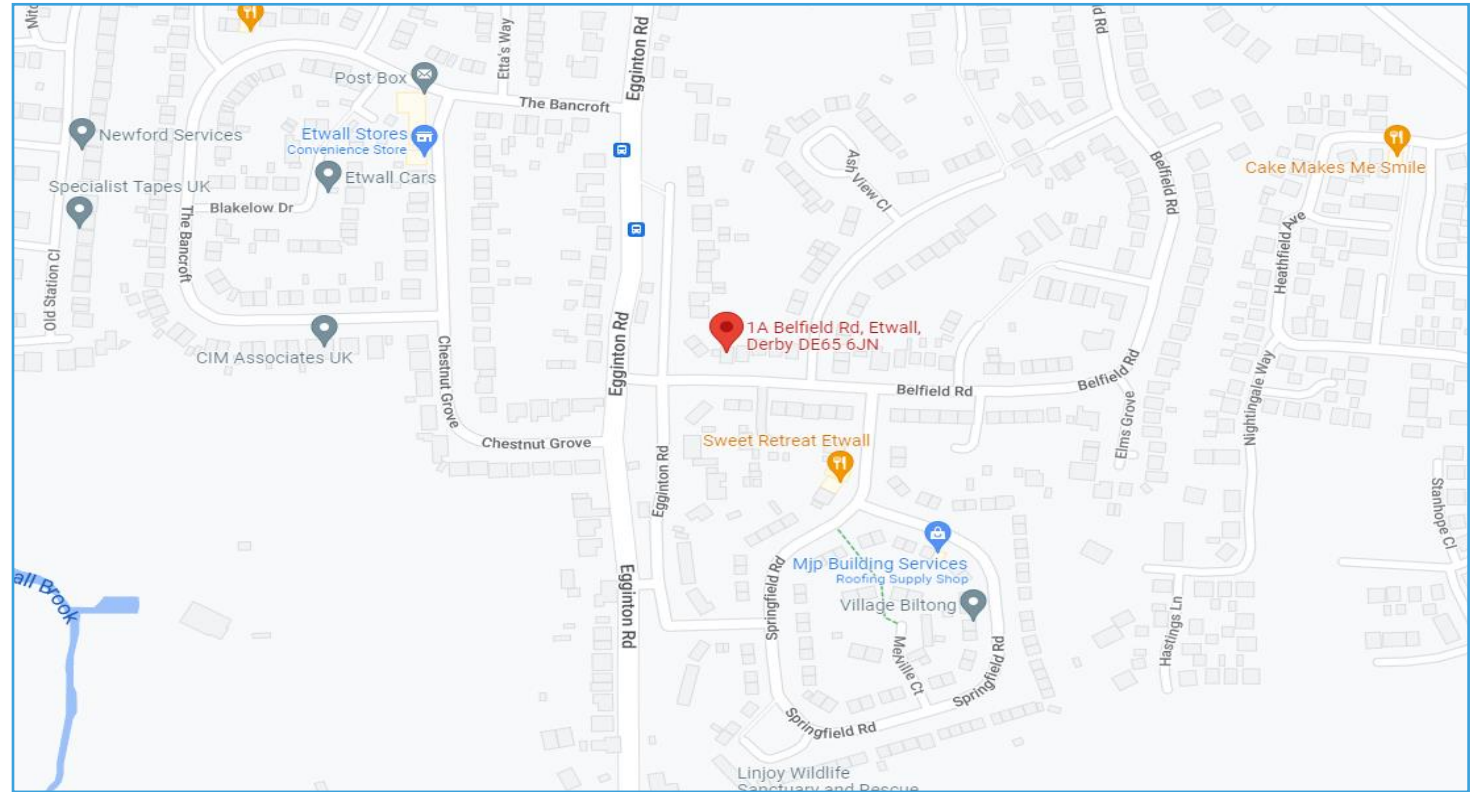
When entering the home, the kitchen is to the back of the property which has plenty of worktop and storage space as well as having a freestanding cooker and space and plumbing for a washing machine. The living room is a great size and is also to the back of the property making it very private, there is space to have a dining table in the living room or the conservatory off of the living room could be used as a dining space or an extra seating area- this is a great versatile space. The two bedrooms are to the front of the property. The master bedroom has ample space for a double bed as well as having fitted wardrobes and drawers. The second bedroom also has fitted wardrobes and space for a single bed.

The bathroom comprises of a three piece suite including a bath with an overhead shower, toilet and sink. Outside, the garden is a private and low maintenance area with a lawn and mature shrubs, it offers a useful outdoor space. To the front, there is driveway parking for three vehicles. ***Why You'll Love This Home - For sale with no upward chain, this bungalow offers a versatile living space and is ready to move straight into!***



Belfield Road Etwell

The traditional village of Etwell is fantastic family village and has something for everyone. There is Etwell 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



Help for buyers

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



Help for sellers

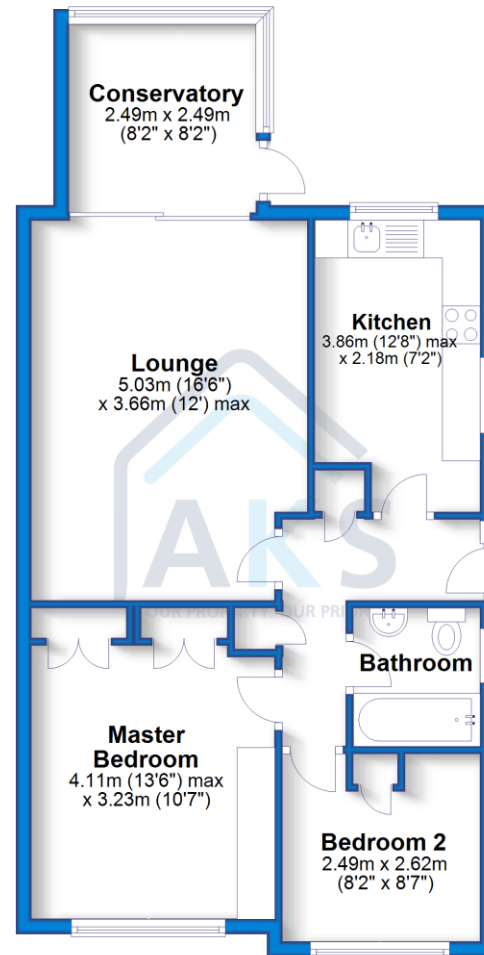
If you're thinking of selling, we'd love to help you.



The Floor Plan

Ground Floor

Approx. 62.5 sq. metres (672.3 sq. feet)



Total area: approx. 62.5 sq. metres (672.3 sq. feet)

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 The Property Ombudsman



Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.