



Elms Grove
Etwall

Offers Over £310,000



Elms Grove

Etwall

SITUATED IN A QUIET CUL-DE-SAC IN THE LOVELY VILLAGE OF ETWALL, THIS DETACHED, 3 BEDROOM HOME IS BRIGHT AND INVITING, WITH A DOUBLE DRIVEWAY, KITCHEN DINER AND CONSERVATORY!

Upon entering the property, there is a bright hallway leading to the downstairs rooms, including a spacious living room which is to the front of the property. The living room has double doors leading to the kitchen diner to the rear. The kitchen has a good amount of cupboard and worktop space as well as space for a double oven. There is ample room for a family dining table too. Downstairs also includes a utility area, storage cupboard and guest WC. There is also a cosy, part brick conservatory entered from the kitchen diner, giving access to the rear garden. Heading upstairs, there are 3 good sized bedrooms with the master bedroom benefitting from fitted wardrobes. The second bedroom is also a double bedroom and the third bedroom is a great sized single room.

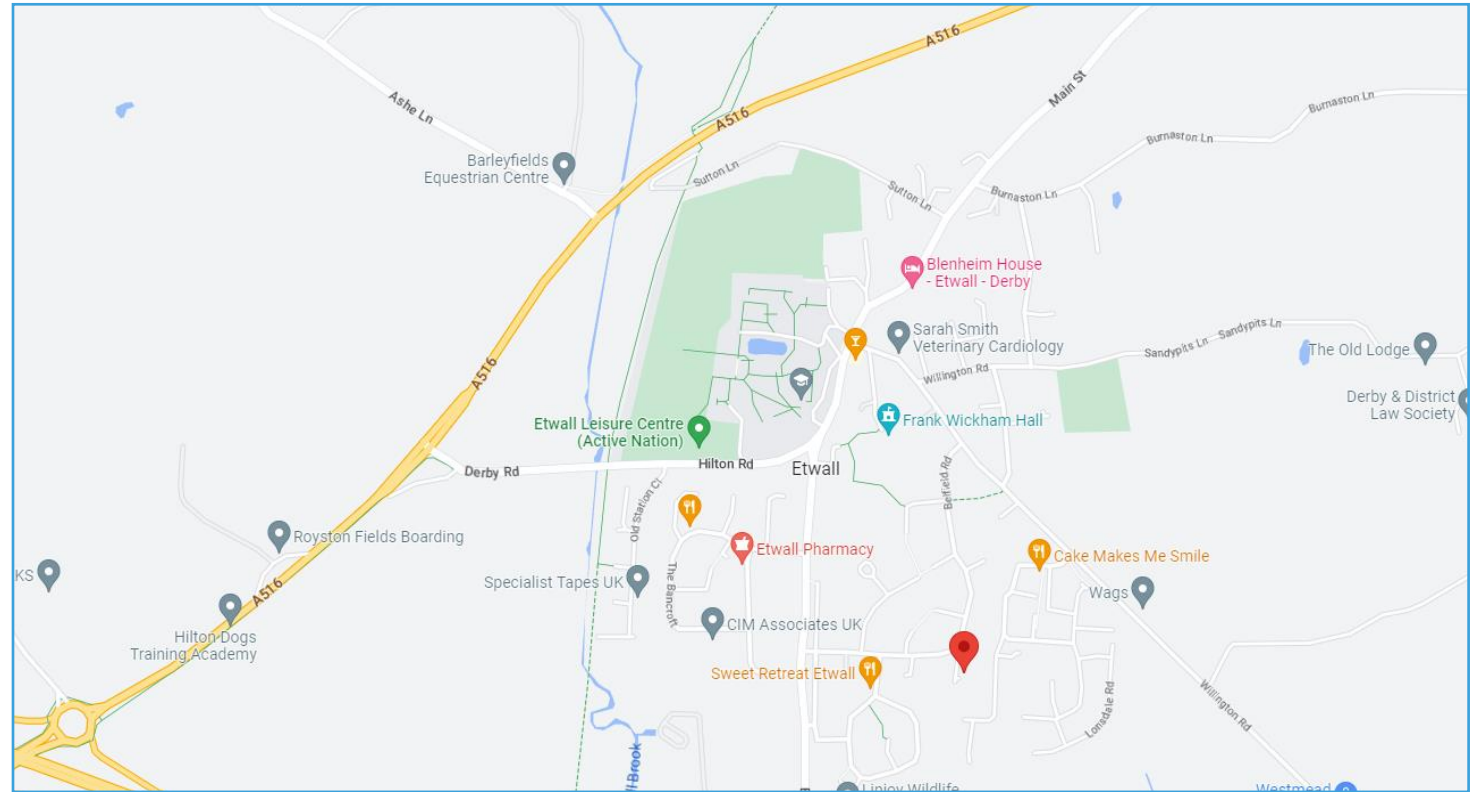
There is also a bathroom which includes a washbasin and large shower cubicle with a separate WC next door to the bathroom. Outside to the rear of the property, the garden is laid with lawn and has a large patio area with plenty of space for outdoor dining furniture. High fences a mature trees/bushes add privacy. To the front of the property there is a large driveway with room for multiple vehicles along with a double gate providing access to the rear garden.

Why you'll love this home - Its quiet cul-de-sac location is lovely and with the added benefit of a conservatory and spacious living area, this will make a great home for a growing family.

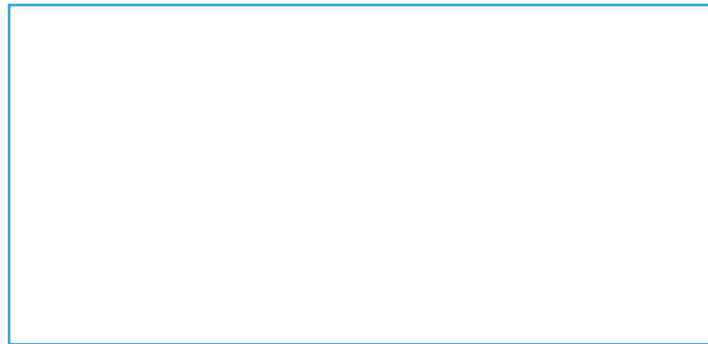


Elms Grove Etwall

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

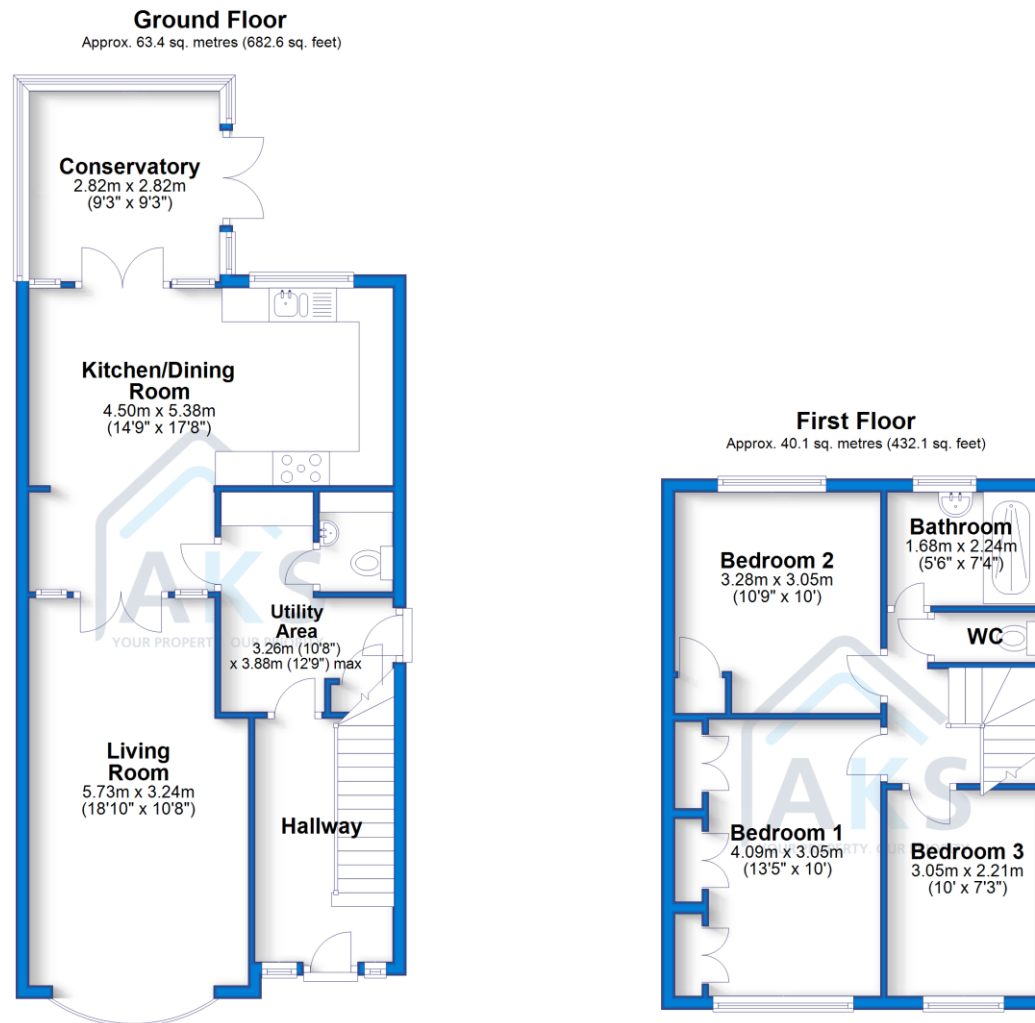


Help for sellers

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



The Floor Plan



Total area: approx. 103.6 sq. metres (1114.6 sq. feet)

Badger Farm, Willow Pit Lane, Hilton, DE65 5FN

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 The Property Ombudsman



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