



Heathfield Avenue
Etwall

Asking Price Of £350,000



Heathfield Avenue Etwall

This is a beautiful and spacious four bedroom detached home which would make a perfect family home! Situated over three floors, three of the four bedrooms are double bedrooms and there is a master suite across the top floor. With the added benefit of an open plan kitchen dining area, this is a fantastic family home you must see!

When entering the home, the hallway has a storage cupboard giving plenty of space to keep outdoor coats and shoes hidden. With the living room to the front, there is a large bay window which allows light to flood into the room. To the back of the home there is an open plan kitchen dining area which is great for the family. The kitchen area has integrated appliances including a fridge freezer, dishwasher, double electric oven and an electric hob. The dining area has doors out into the garden, plenty of space for a family dining table and a utility cupboard which gives space and plumbing for a washing machine. Also to the ground floor there is a cloakroom. To the first floor, there are three of the four bedrooms. Two of the bedrooms are double bedrooms with having plenty of additional space for other furniture. The third bedroom to this floor is the fourth bedrooms which is a good sized single bedroom.

The family bathroom comprises of a four piece suite including a bath, separate shower cubicle, toilet and sink. The top floor of the home has the impressive master suite. Having fitted wardrobes, there is plenty of space for a large bed as well as there being plenty of light in the room from the two velux windows. Off of the bedroom, there is an ensuite with a double shower cubicle, toilet, sink and velux window. Outside, the garden is a great space and low maintenance area. There is a patio area giving space for outdoor seating and dining. The lawn is laid with artificial turf meaning there is minimal maintenance needed for the garden. It has a gate which leads to the driveway which is located to the side of the property and out to the single garage.

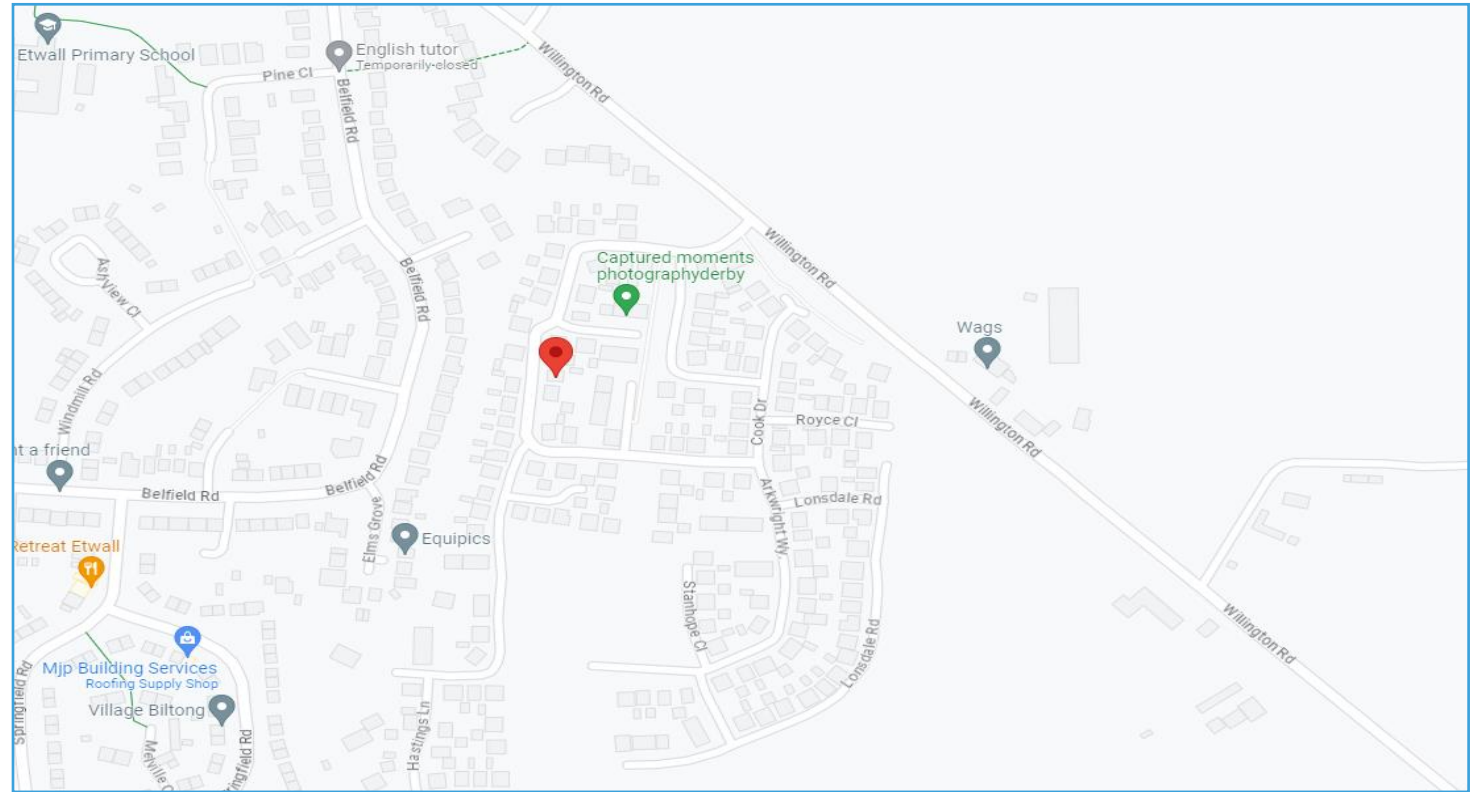


Why You'll Love This Home - With over 1,200 sqft of living space, this is a fantastic family home with an open plan kitchen dining area and a beautiful master suite to the top floor!



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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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		93
(81-91)	B	83	
(69-80)	C		
(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

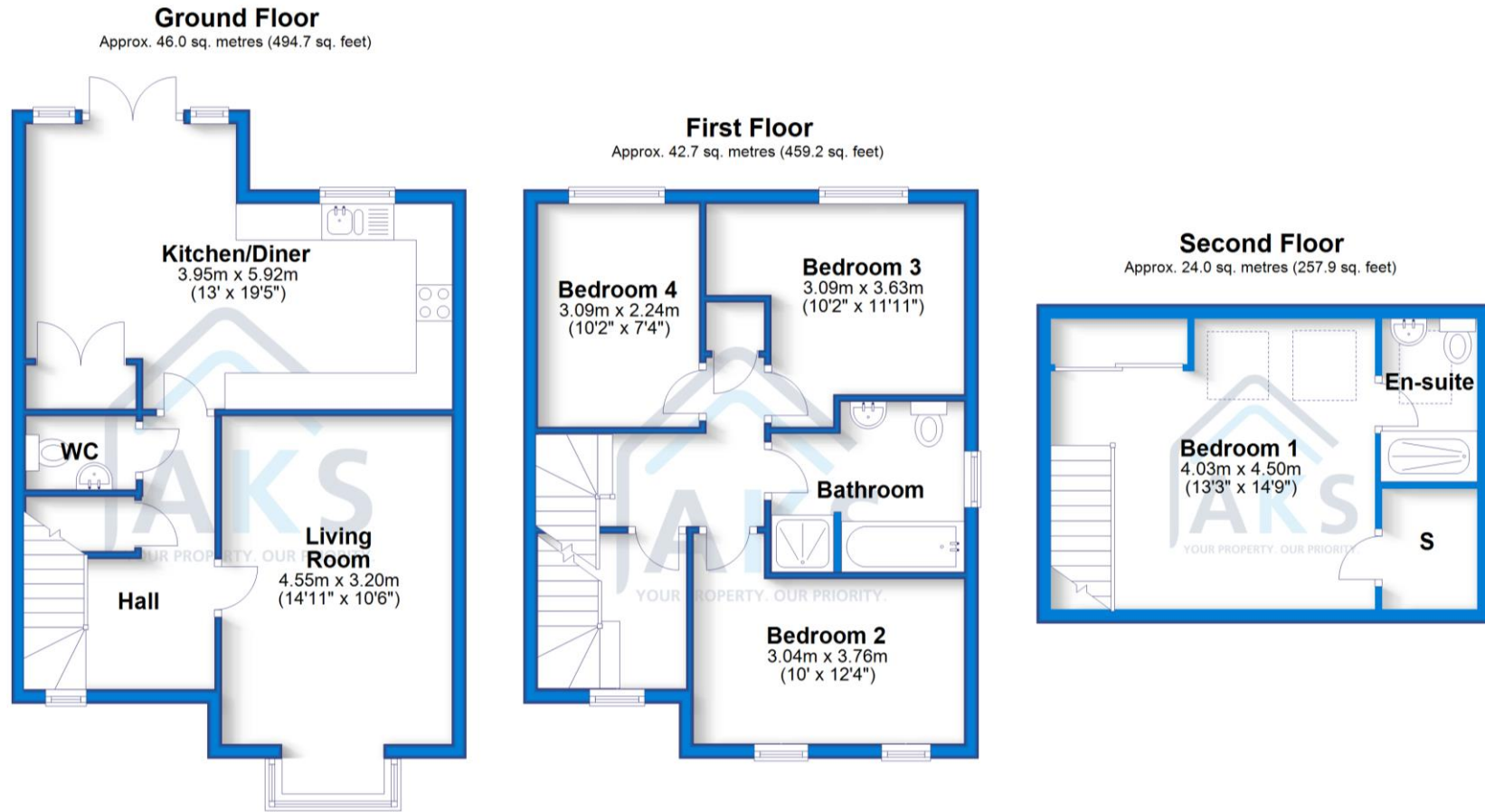


Help for sellers

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



The Floor Plan



Total area: approx. 112.6 sq. metres (1211.8 sq. feet)

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

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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.