



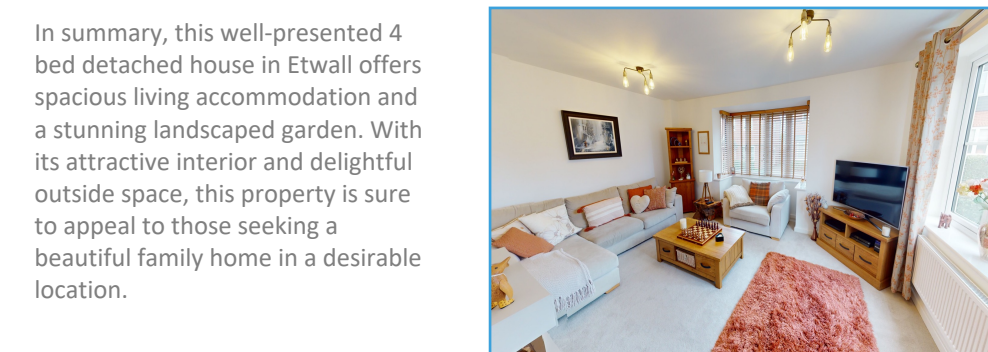
Heathfield Avenue  
Etwall

Offers Over £400,000



# Heathfield Avenue Etwall

For sale with no upward chain, the property is a delightful 4 bed detached house located in the highly sought-after area of Etwall. Immaculately presented, this home boasts a stunning landscaped garden that is sure to impress.



In summary, this well-presented 4 bed detached house in Etwall offers spacious living accommodation and a stunning landscaped garden. With its attractive interior and delightful outside space, this property is sure to appeal to those seeking a beautiful family home in a desirable location.

As you step into the house, you are greeted by a welcoming hallway that leads to a spacious study, perfect for those working from home. The lounge is bright and airy, thanks to the large bay window that allows natural light to flood in. The heart of this home is undoubtedly the beautiful kitchen, dining living space which has been thoughtfully designed and includes high-quality appliances and provides the ideal setting for family meals or entertaining guests. Additionally, a practical utility room and a downstairs WC complete the ground floor of this property.

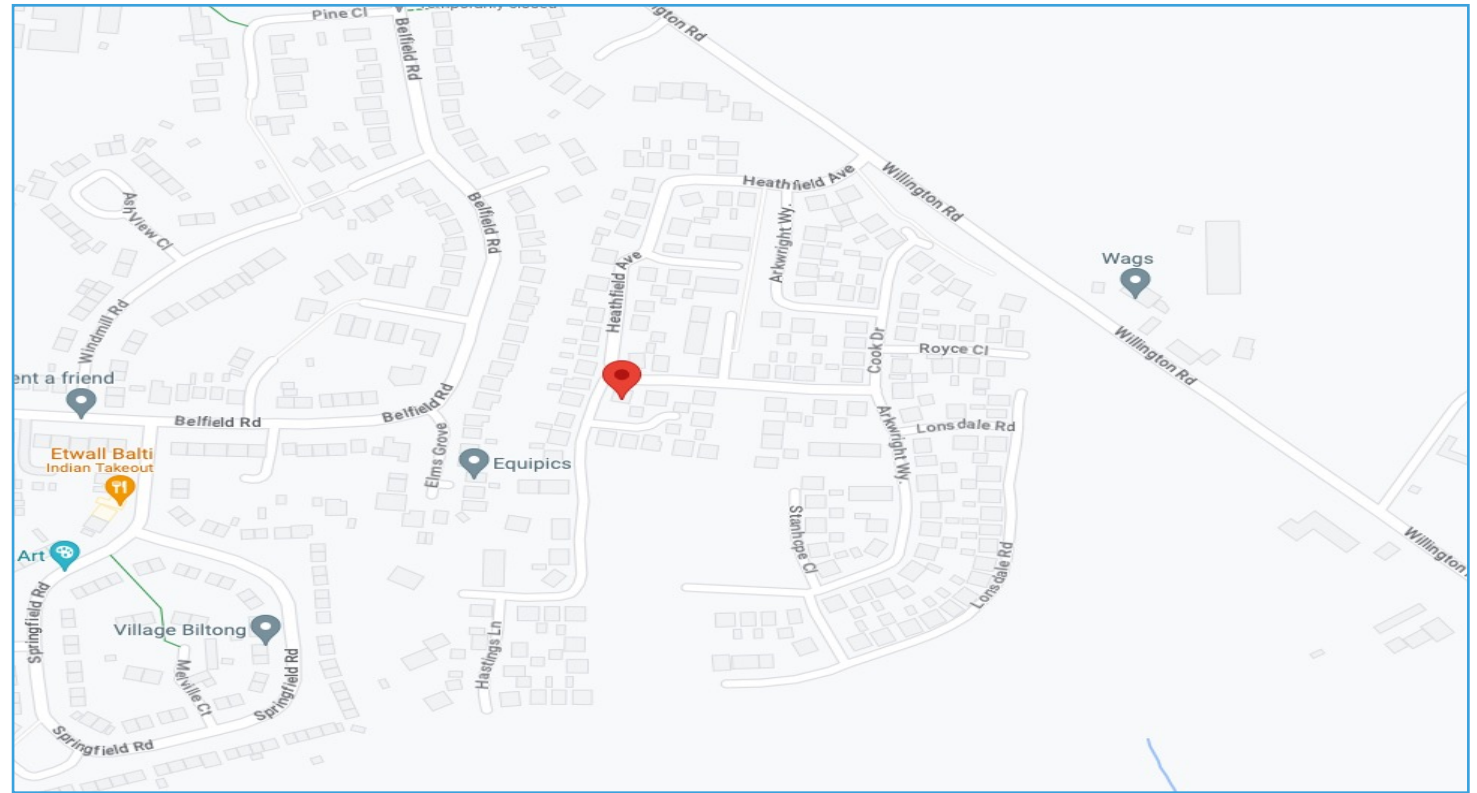
of natural light throughout the day. There is also a good-sized single bedroom that could be transformed into a home office or hobby room. The well-appointed family bathroom boasts both a bath and a separate shower, as well as a wash basin and WC.

Stepping outside, the landscaped garden is a true highlight of this property. The patio area provides the perfect spot for al fresco dining or simply enjoying the outdoors, while the established borders add a touch of colour and privacy. Whether you are a keen gardener or simply enjoy spending time in nature, this garden offers everything you could desire.

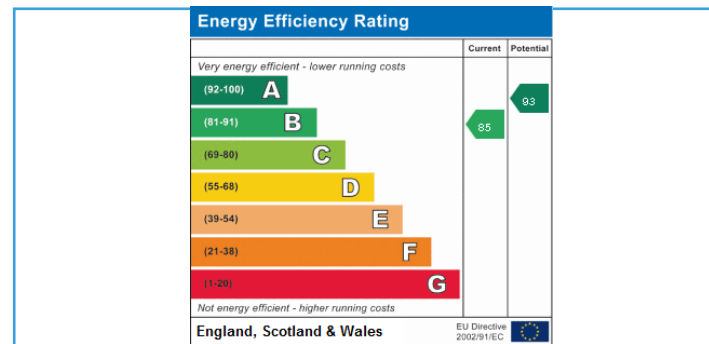
Moving upstairs, the master bedroom is a haven of relaxation with its own en-suite bathroom and fitted wardrobes. The two further double bedrooms benefit from dual aspect windows, ensuring plenty

# Heathfield Avenue 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

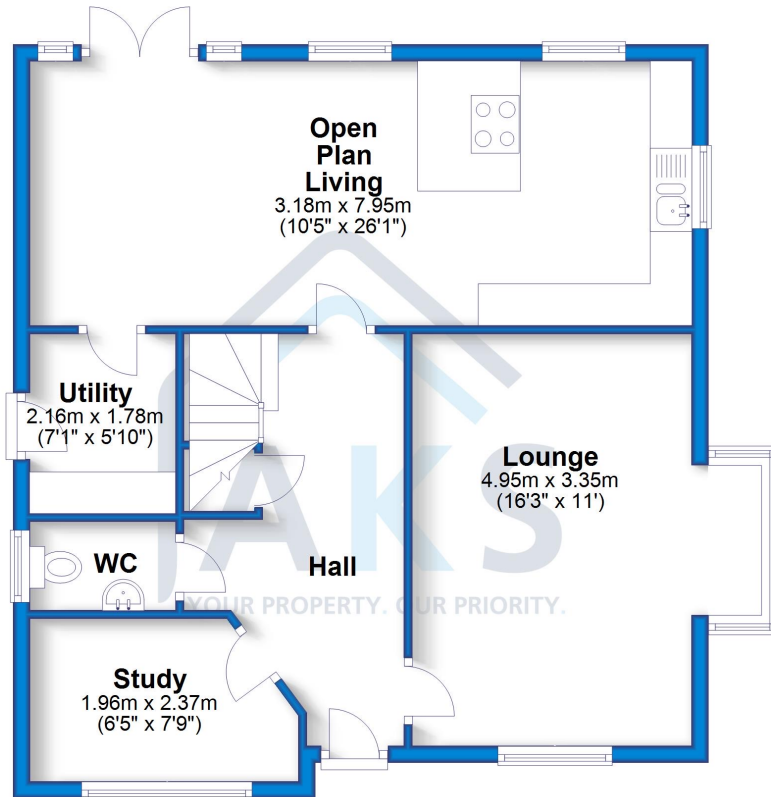
If you're thinking of selling, we'd love to help you.



# The Floor Plan

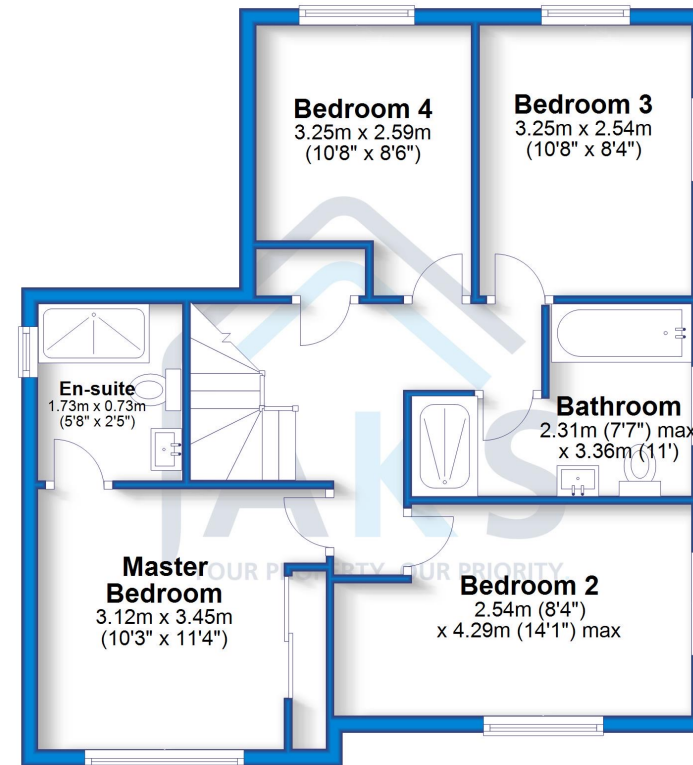
## Ground Floor

Approx. 67.6 sq. metres (727.6 sq. feet)



## First Floor

Approx. 56.2 sq. metres (604.7 sq. feet)



Total area: approx. 123.8 sq. metres (1332.3 sq. feet)

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 The Property Ombudsman



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