



Gerard Grove  
Etwall

In excess of £385,000



# Gerard Grove

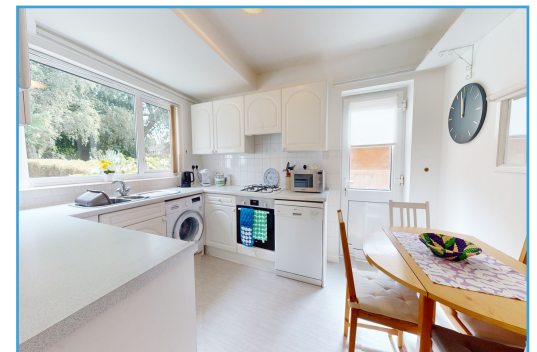
## Etwall

Nestled within the highly sought-after area of Etwall, this immaculate four-bedroom detached home presents a remarkable opportunity for the discerning buyer. As you step into the property, you are greeted with a sense of warmth and sophistication. The ground floor boasts three reception rooms including a large dining room providing ample space for both relaxation and entertainment. The expansive lounge is flooded with natural light, featuring two sets of sliding patio doors that lead to the beautiful back garden. Adjacent to the lounge is a snug, offering the perfect space for a home office or a cosy reading nook.

Moving upstairs, you will find three generously proportioned double bedrooms, each exuding an air of tranquillity and comfort. Additionally, there is a well-appointed single bedroom, ideal for a young child or a guest room. Completing the upper floor is a conveniently placed shower room and a separate WC, ensuring utmost convenience for the entire household.

The outdoor space of this outstanding property is equally impressive. The large front garden boasts a well-maintained lawn and a driveway, providing ample parking for multiple vehicles

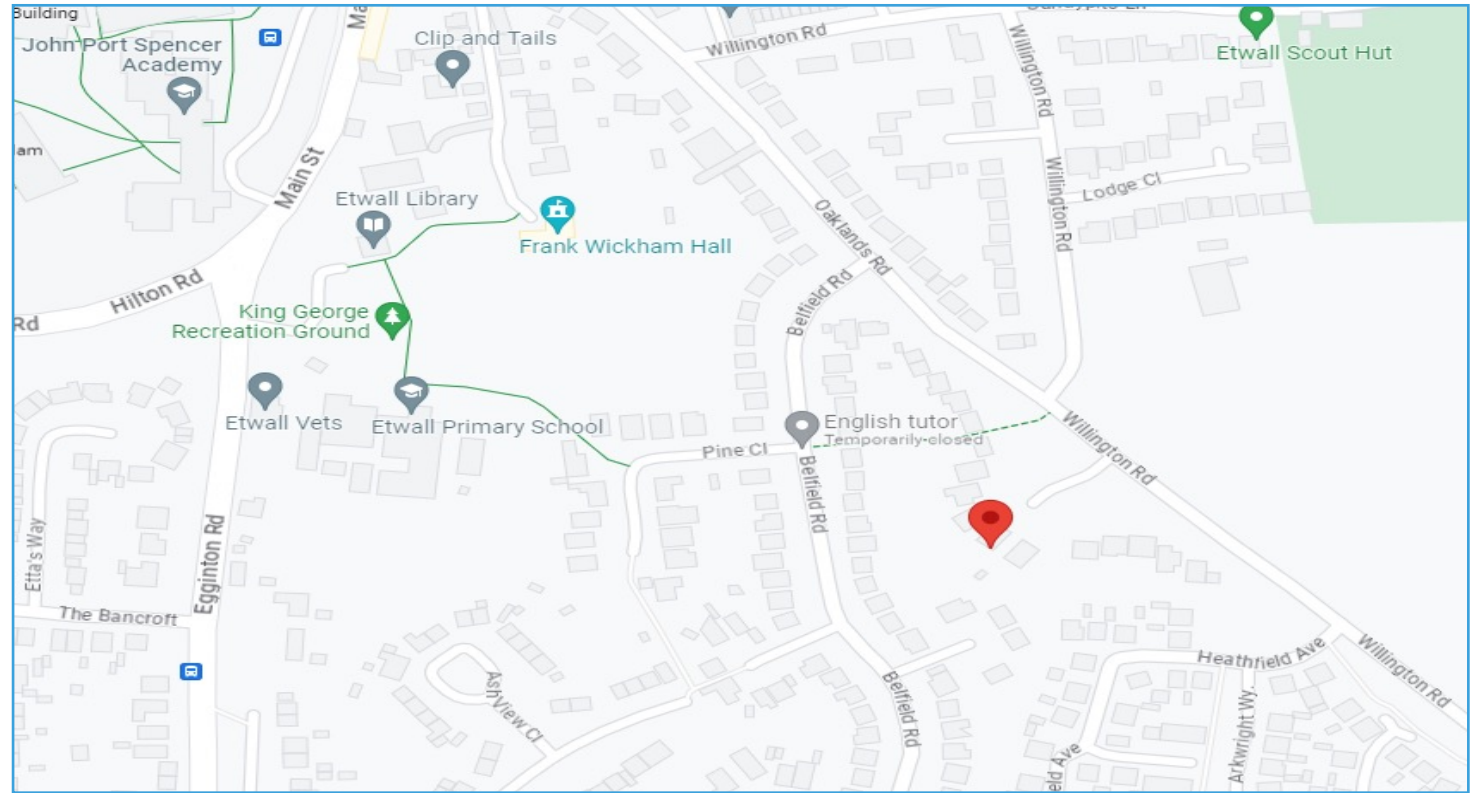
As you make your way to the rear of the property, you are greeted by a beautifully established back garden, perfect for outdoor gatherings and summer barbeques. The charming patio area offers a delightful spot for al fresco dining or simply unwinding after a long day. With its well-manicured lawns and mature shrubs, the garden provides an oasis of calm and tranquillity.



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## 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	81
		EU Directive 2002/91/EC	



### Help for buyers

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



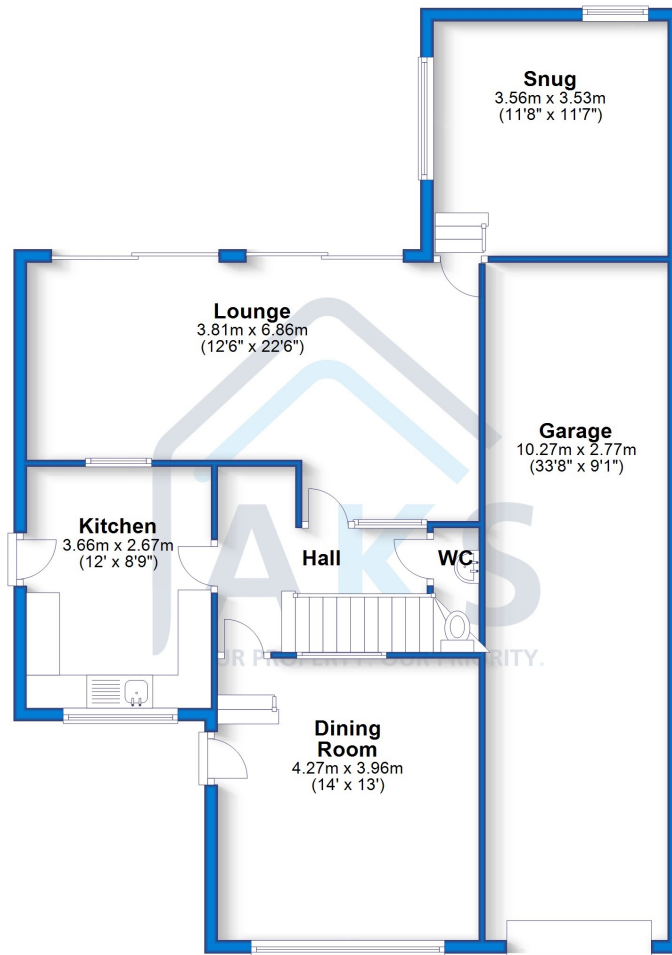
### Help for sellers

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

# The Floor Plan

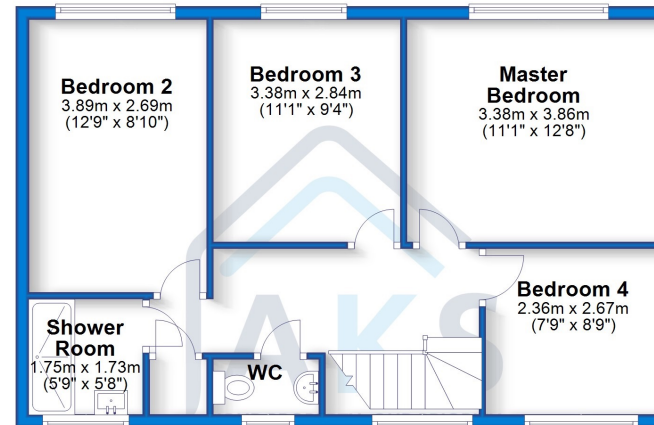
## Ground Floor

Approx. 102.2 sq. metres (1099.6 sq. feet)



## First Floor

Approx. 56.4 sq. metres (607.3 sq. feet)



Total area: approx. 158.6 sq. metres (1706.9 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.