

# Old Station Close, Etwall

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Offers in excess of  
**£300,000**



This property at a glance:



1



3



2



2



C



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# Old Station Close, Etwall



## Sam says:

*"The location and setting of this house is beautiful, to have a newer build home but no one overlooking you from the back and being surrounded but trees is a beautiful outlook! The bedrooms are all really good sizes and something which I think you will be surprised about when you view this home in person!"*



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**Did you spot...**

The beautiful views out to the back of the home?!



## A message from the seller:

*"This house was our starter home and served us very well for over 8 years. After two young children we decided to move on and pass this home onto a new owner to start their very own chapter. Located within lovely Etwall we especially loved the quiet cul-de-sac location and the garden overlooking a nature reserve, which is not overlooked, and enjoys the sun all day round. We really appreciated the close walking proximity to all necessities such as school, shops, post office, barbers, pubs, cycle path, restaurants and the connection to a frequent bus route. We think the house could be an ideal home for anyone who looks for a quiet place close to nature but still wants to be connected to a vibrant village life which offers everything needed within walking distance."*

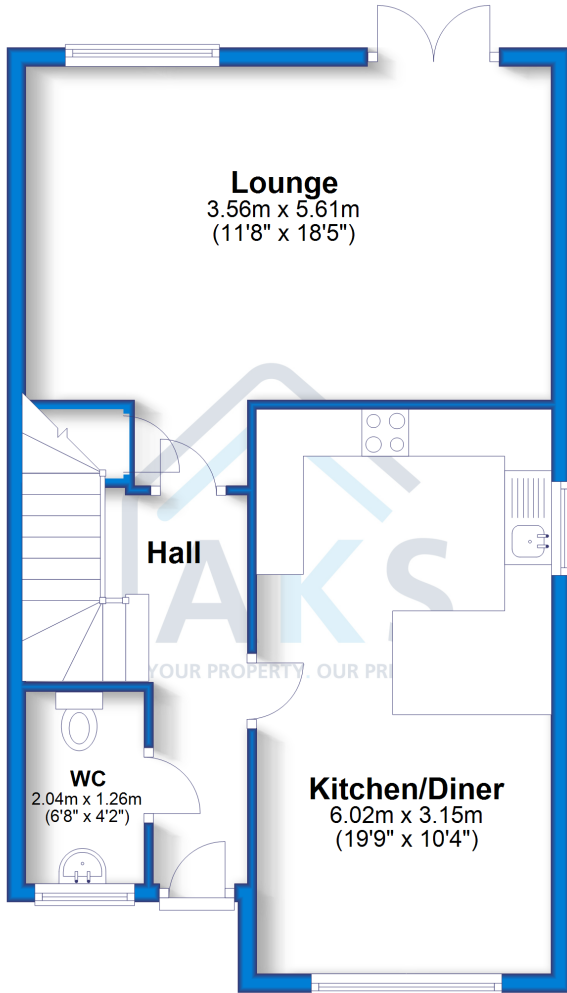




# Floor Plan

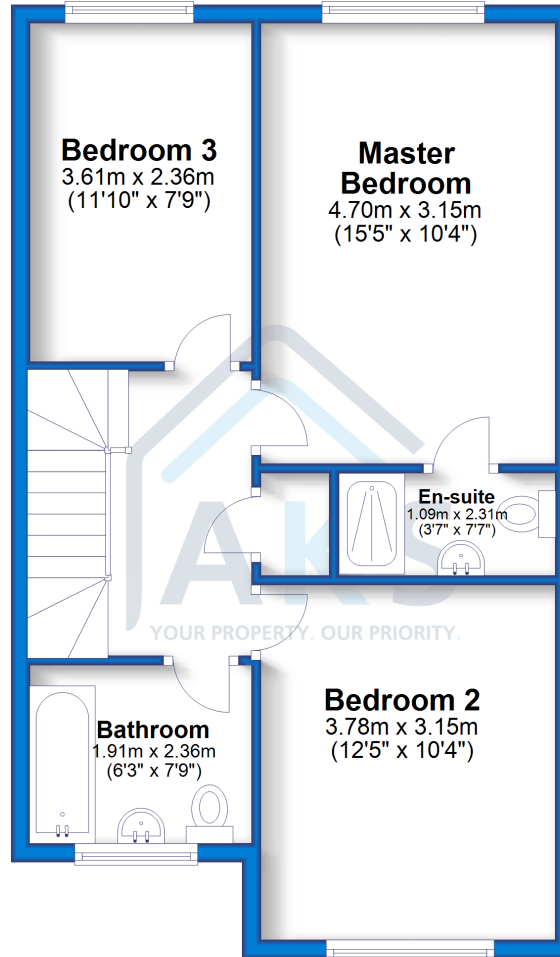
## Ground Floor

Approx. 51.9 sq. metres (559.1 sq. feet)



## First Floor

Approx. 52.3 sq. metres (563.4 sq. feet)



Total area: approx. 104.3 sq. metres (1122.4 sq. feet)



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# Energy Performance Certificate

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | 89        |
| (69-80)                                     | <b>C</b> | 79                      |           |
| (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                   |          | EU Directive 2002/91/EC |           |



200+ 5 star Google Reviews



## Key Features:

- \*DRIVEWAY PARKING FOR 2 CARS
- \*FOR SALE WITH NO UPWARD CHAIN
- \*SITUATED AT THE END OF A QUIET CUL-DE-SAC
- \*KITCHEN DINER
- \*BRIGHT LOUNGE WITH PATIO DOORS
- \*DOWNSTAIRS WC
- \*EN-SUITE TO MASTER
- \*EPC RATING C



## About the area:

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 leisure centre with a gym and swimming pool, 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.



## Schools:

Having both a primary and secondary school within the village, it is an ideal spot for a family home!



Don't miss out on the chance to own this incredible property!

To book a viewing with **Sam** call **01332 30 30 30**

[Click here](#) to watch the property video

