

Blakelow Drive, Etwall

aksresidential.com

Offers Over
£275,000



This property at a glance:



Watch the video



Blakelow Drive, Etwall



Sam says:

"This is a great home with loads of potential in a cul-de-sac position in the popular village of Etwall. It also has a great sized plot, having the garden wrap around the side of the house. The home is versatile with a room downstairs which can make a 4th bedroom, an office space or a playroom. I really like the kitchen layout with a breakfast bar and so much storage space! The lounge through diner is a really bright open space with doors out onto the private, enclosed back garden. The bedrooms upstairs are a great size and there is a modern bathroom. This house really will make a lovely family home!"



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Did you spot...

The breakfast bar
in the kitchen
along with lots of
storage!



A message from the seller:

"We are very sad to be leaving our family home. We have been there for 26 years. It has been a very happy family home. Both schools are within walking distance, its a great place for kids to grow up. There is a shop and chemist just around the corner. There are two lovely village pubs within walking distance and everyone is so friendly. We all need a fresh start. It's been the hardest decision to leave but I hope whoever moves in will be as happy there as we were."



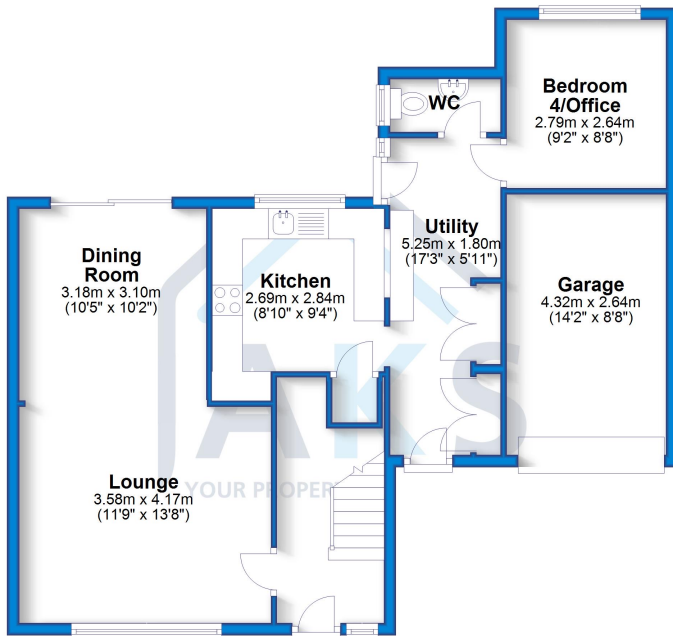


Floor Plan

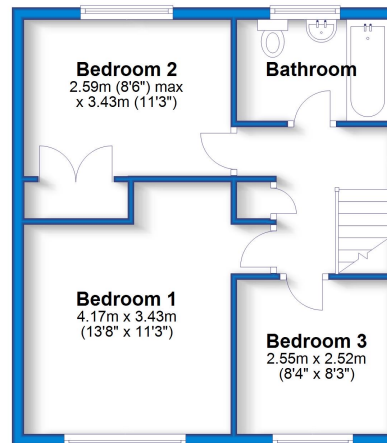


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Ground Floor
Approx. 72.7 sq. metres (782.8 sq. feet)



First Floor
Approx. 41.4 sq. metres (445.9 sq. feet)



Total area: approx. 114.1 sq. metres (1228.7 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	83	86
(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	



200+ 5 star Google Reviews



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



Key Features:

- NO UPWARD CHAIN
- CUL-DE-SAC POSITION
- EPB RATING B
- DOWNSTAIRS BEDROOM/OFFICE
- GREAT SIZED GARDEN
- CORNER PLOT



About the area:

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.



Schools:

Etwall Primary School then feeds into John Port Spencer Academy.