

Oaklands Road, Etwall

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Asking Price of
£440,000



This property at a glance:



2



4



2



3



C



Watch the video



Oaklands Road, Etwall



Ben says:

"I really love this home! The downstairs layout is fantastic for family get togethers or socialising with friends. The log/multi fuel burner is a winner for me, it was so warm. It just flows really well and has been finished to a great standard. The bi-fold doors onto the garden really finish the space off. The utility room is impressive being the size of a second kitchen! Upstairs the bedroom space is great, even the two bathrooms are spacious and both have a bath aswell as a shower! The location is perfect for families, being close to local amenities and within walking distance to the schools! This makes a really great family home!"



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Did you spot...

The bi-folding doors out from the kitchen into the garden!



A message from the seller:

"When we first viewed our property we instantly loved it, and it's close proximity to the village centre, but also very quiet. The open plan aspect of our home is a fantastic space for all the family when they visit meaning we can all be together, but the home also has a cosy feel when it is just the two of us. We really enjoy the outside space during the Spring/Summer/Autumn with plenty of room for the grandchildren to play out, with a lovely sunny aspect, but can always find shade when wanted.

We have loved living here, and it has been a difficult decision to move, but with the family growing and additional responsibility with the grandchildren, and elderly parents who are requiring more help, we have decided to move area to be more central to our children's family's and parents."





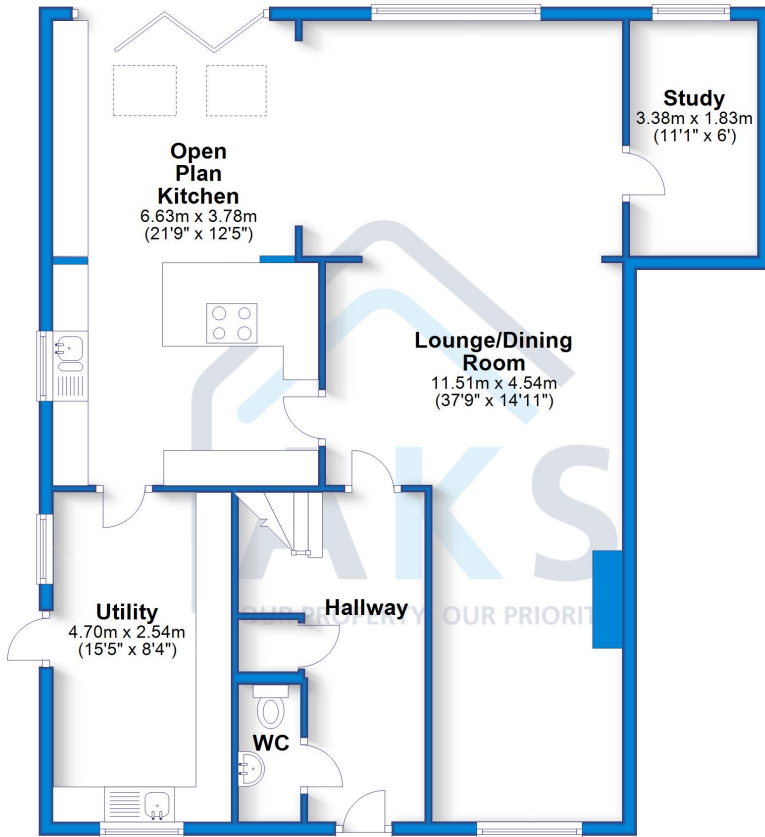
Floor Plan



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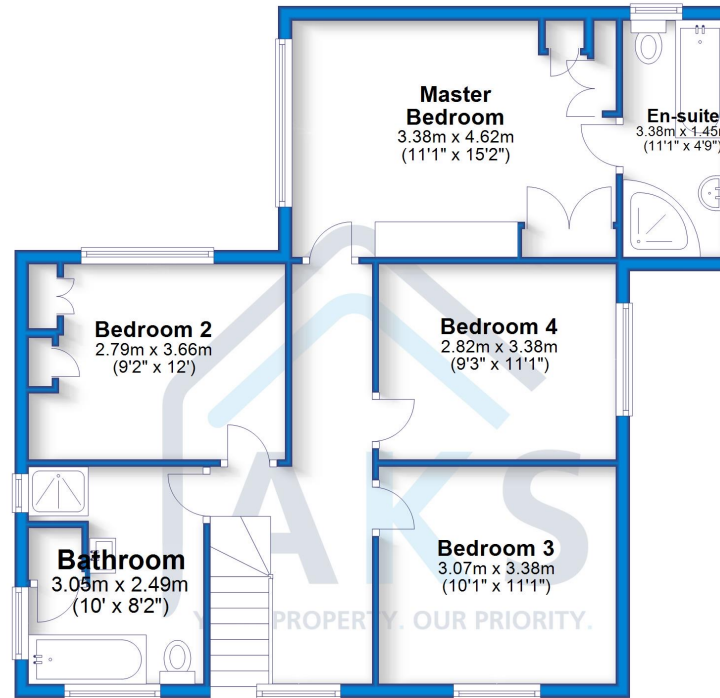
Ground Floor

Approx. 99.4 sq. metres (1069.4 sq. feet)



First Floor

Approx. 71.5 sq. metres (769.9 sq. feet)



Total area: approx. 170.9 sq. metres (1839.3 sq. feet)

Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	82
(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



Key Features:

- Open Plan Living
- Bi-Folding Doors
- Four Spacious Bedrooms
- Large Utility Room
- Office
- Great Village Location
- EPC rating C



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 has the local village primary school as well as the additional benefit of John Port Academy as the secondary School!



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

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

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

