

Mitchells Close, Etwall

aksresidential.com

Offers over
£270,000



This property at a glance:



Watch the video



Mitchells Close, Etwall

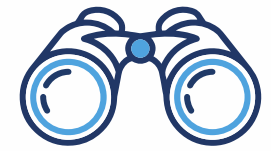


Mikaela says:

"This home is in such a great spot! It's tucked away from the road in a lovely quiet cul-de-sac and is just walking distance from shops, the leisure centre and a beautiful cycle track walk toward Hilton and Mickleover. The home itself offers plenty of space for the family, with a spacious lounge diner at the back and a neutral modern kitchen that looks out to the front. I love the panelling in the living room which is very much in style at the moment. There's a handy guest toilet downstairs too! The two smaller bedrooms are on the middle floor and each of them spans the width of the house, creating generously sized rooms both with fitted storage! The family bathroom is also on this floor, again modern and very neutral so easy to put your own stamp onto. The master suite has to be my favourite part of this home, taking up the whole top floor with fitted storage, a bright dormer window and a really lovely updated and contemporary en-suite! The garden is a private and low maintenance space and there's also a single garage with driveway parking. This home offers everything you might need for family living in a great location, we can't wait to show you!"



Mitchells Close, Etwall



Did you spot...

This property has a single garage and driveway space for 2 cars



A message from the seller:

Selling this house is very bittersweet as this is our first family home. We loved its close proximity to our children's schools and the local pubs, shops and park. We have also been really blessed to have the bridal path at the back of our garden where can relax and listen to the sounds of nature. We have the loveliest of neighbours too. We're sure you'll love it here."



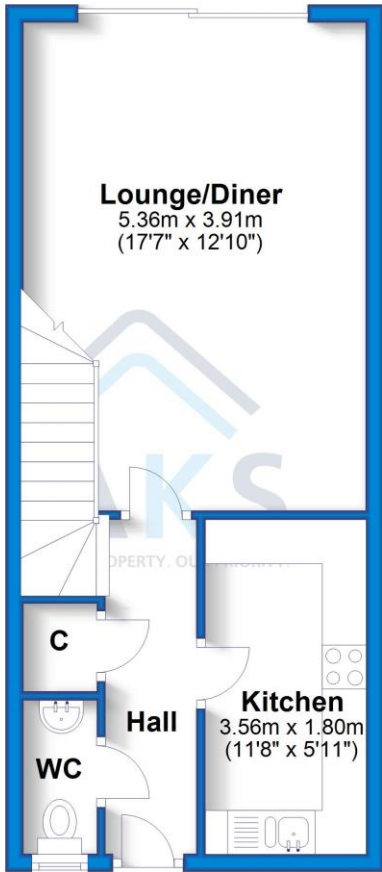
Floor Plan



aksresidential.com

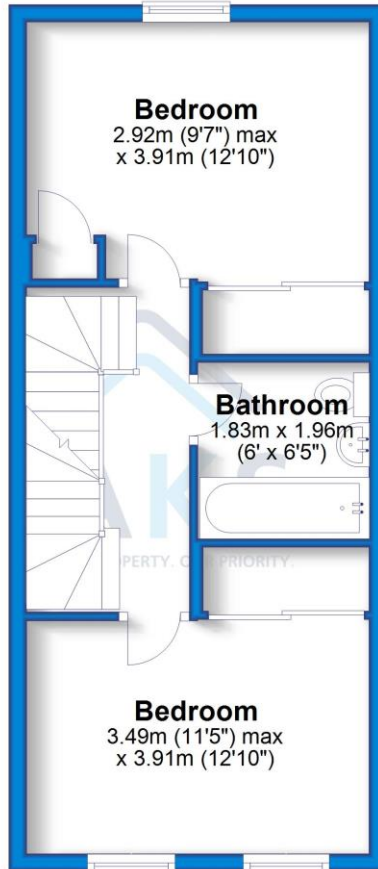
Ground Floor

Approx. 35.7 sq. metres (384.1 sq. feet)



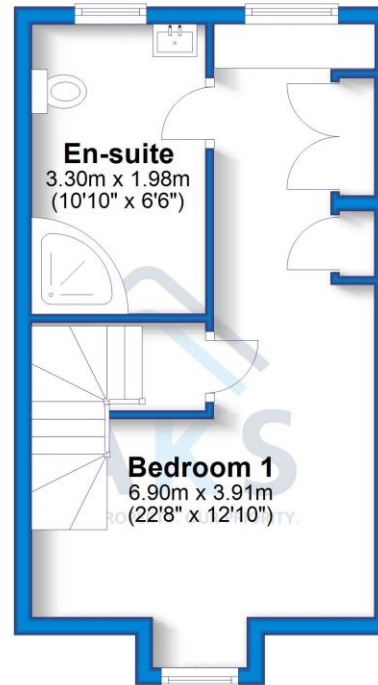
First Floor

Approx. 35.0 sq. metres (377.1 sq. feet)



Second Floor

Approx. 27.0 sq. metres (291.1 sq. feet)

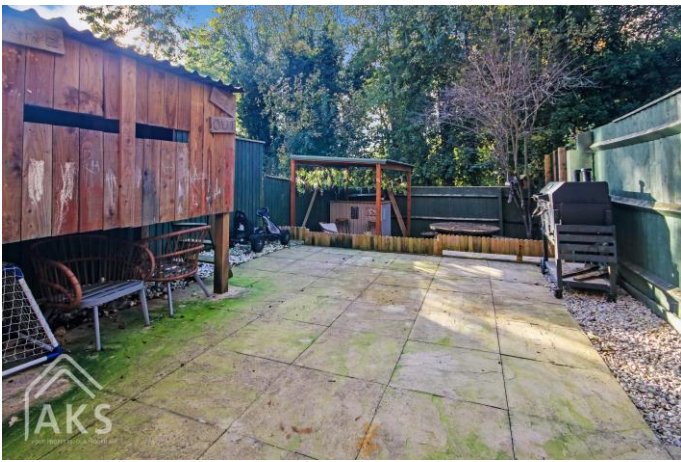


Total area: approx. 97.8 sq. metres (1052.3 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		88
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



200+ 5 star Google Reviews



Key Features:

- QUIET CUL DE SAC LOCATION
- 3 BEDROOM, 3 STOREY SEMI DETACHED
- TOP FLOOR MASTER WITH EN-SUITE
- SPACIOUS BEDROOMS
- EPC RATING C
- CLOSE TO SCHOOL, LEISURE CENTER AND OTHER AMENITIES
- OVERLOOKS BRIDLE PATH AND FIELDS TO THE BACK



About the area:

The traditional village of Etwall is a fantastic family village and has something for everyone. 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:

There is Etwall Primary School and John Port Academy within the village making it an ideal location for families.



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

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

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

