

Old Station Close, Etwall

aksresidential.com

£240,000



This property at a glance:



1



3



2



2



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Watch the video



Old Station Close, Etwall



Sam says:

"This property would make a fantastic first time buyers home. It's in a great location with countryside and a lovely walk nearby. The home is tucked away on a quite road and is within walking distance of amenities. Inside, there's an attractive kitchen which looks out to the front of the property and a really good sized living room diner too.

Downstairs also benefits from a guest WC. Upstairs there is a great sized master bedroom which has fitted mirrored wardrobes, a cupboard and is really bright and open due to having two windows letting in lots of light! There's another spacious double and a third single room upstairs along with the family bathroom. There's a mature garden to the rear with trees either side which help add privacy to the space. This garden has tons of potential! There's also driveway parking in front of a garage just outside of the property. My favourite thing about this property is the position, being right next to a quiet track with the trees and fields beyond, it's such a quiet and peaceful cul-de-sac!"



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Did you spot...

The large storage area under the stairs?



A message from the seller:

"Number 26 was my daughter's first home when she moved back to the area from the south. She spent several happy years raising her daughter here and was overwhelmed by the fact she could walk pretty much everywhere she needed without getting into the car - to the primary school and later the highly regarded John Port Academy, the library, the playing field, the tranquil bridal path to Mickleover just behind the property, the chippy, Post Office and shop, a good restaurant and not forgetting two pubs. It's probably the reason she now lives nearby!"





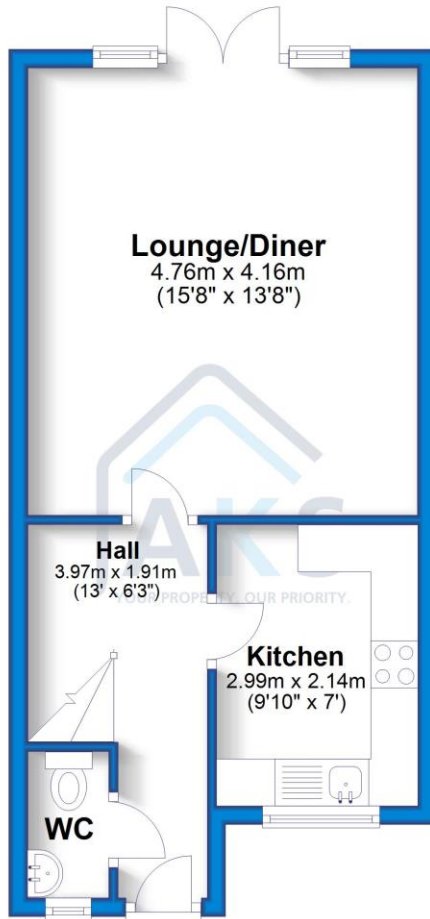
Floor Plan



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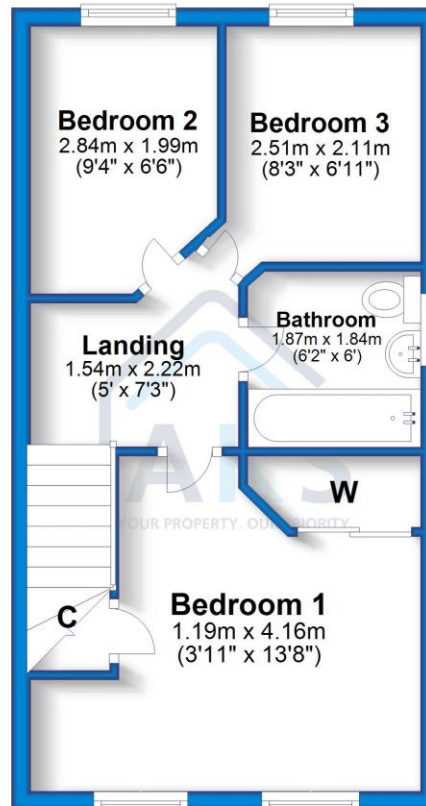
Ground Floor

Approx. 34.5 sq. metres (371.6 sq. feet)



First Floor

Approx. 33.9 sq. metres (364.5 sq. feet)



Total area: approx. 68.4 sq. metres (736.1 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



200+ 5 star Google Reviews



Key Features:

NO UPWARD CHAIN

CUL-DE-SAC LOCATION

GREAT LOCATION

CLOSE TO NATURE RESERVE

NEAR LOCAL AMENITIES

EPC RATING C



About the area:

The traditional village of Etwall is 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 **Sam** call **01332 30 30 30**

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

