

Lawn Avenue
Etwall, Derby, DE65 6JB

John
German





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£550,000

Extended four bedroom detached set in a great location within walking distance from the centre of the village and open countryside. Set on a sunny west facing corner plot with a tandem double garage and extensive parking.



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Entrance to the property is via a glazed entrance porch with a very useful built-in cloaks cupboard and a tiled floor. The porch leads onto a spacious hallway with laminate flooring, stairs rising to the first floor, an understairs storage cupboard and doors leading off to the ground floor living spaces.

The large family room has double aspect windows overlooking the front and rear elevations and a feature fireplace housing a living flame electric fire with a marble back and hearth, and a light wood surround.

On the opposite side of the hallway, a glazed door opens into the living room which also overlooks the front elevation with glazed double doors opening into the kitchen, laminate flooring and a feature fireplace with a living flame gas fire, marble back and hearth, and a light wood surround.

The ground floor WC has tongue and groove panelling to dado rail height and is fitted with a low flush WC and a hand wash basin.

Across the full width of the rear of the house is a spectacular living dining kitchen full of natural light that overlooks the rear garden. The kitchen area is fitted with a range of modern base and eye level units with wooden worktops and matching upstands, an inset stainless steel sink unit with mixer tap, built-in under counter double oven, induction hob, extractor hood over and an integrated dishwasher. It leads onto a spacious dining area with French doors opening out onto the garden and then onto a seating area where patio doors open into the conservatory.

Located off the kitchen is a utility room fitted with base and eye level units with roll edge worksurfaces, a stainless steel sink, tiled splashbacks, space for a fridge freezer, washing machine and tumble dryer plus an entrance door to the side.

On the first floor, a central landing has doors leading off. The master bedroom has a lovely open outlook to the front and is fitted with a range of bedroom furniture including wardrobes and an extensive run of drawers. The en suite shower room has been refitted with a modern suite comprising low flush WC, vanity wash basin with storage beneath and a corner shower enclosure, opaque glazed window, extensive tiling and a chrome heated towel rail.

There are three further really nicely proportioned bedrooms, the smallest of which has fitted bedrooms furniture, all served by the newly refitted family bathroom comprising low flush WC, pedestal wash basin, "P" shaped bath with shower over, a glass screen and tiled splashback, chrome heated towel rail, window to the side and a built-in airing cupboard.

Outside the property is set on a lovely corner plot at the end of the village with extensive block paving to the front providing plenty of parking for several vehicles as well as access to the brick built tandem double garage. The frontage is softened by parcels of lawn and herbaceous borders. The rear garden is west facing and partly walled extending around to the side of the property being mainly laid to lawn with raised flower beds which are a riot of colour in spring and summer, paved patio areas and pathways, greenhouse and a vegetable plot.

Sitting in a highly desirable location within the favoured village of Etwall with its local shops, pubs and restaurants, public transport routes, well-regarded schools including the popular John Port Academy, Etwall Primary School and Etwall Leisure Centre. There are excellent road links via the A38, A50 and M1 motorway leading onto East Midlands Airport.

Notes: It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request. It is quite common for some properties to have a Ring doorbell and internal recording devices.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/20032025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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Approximate total area⁽¹⁾

2109.93 ft²

196.02 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents' Notes

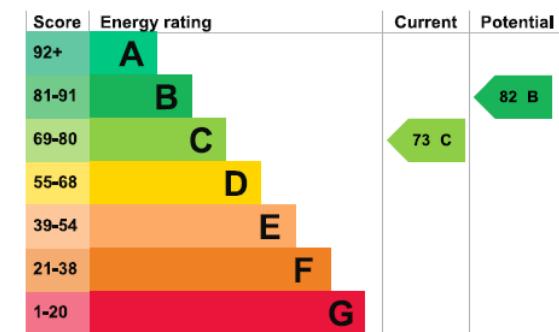
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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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