

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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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.

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.

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.

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.

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Cheqboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Ground Floor

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

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE13HB

01332 943818

derby@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood
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JohnGerman.co.uk Sales and Lettings Agent

