

£220,000



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This property at a glance:



Old Station Close, Etwall



Mikaela says:

"The first thing that stood out for me with this home is its well thought-out layout. The kitchen sits at the front of the property and offers an excellent amount of cupboard and countertop space, along with plenty of room for appliances. It then opens seamlessly into the living area, which spans the full width of the rear, creating a fantastic space for everyday living and entertaining. From here, doors lead out to the garden, and the neutral décor throughout keeps the space feeling bright and inviting. There's also a convenient downstairs WC downstairs too."

Upstairs, both bedrooms are impressively sized. Even with furniture in place, there's still plenty of usable floor space. The second bedroom benefits from fitted cupboard storage, adding extra practicality. The family bathroom is another great feature, finished with neutral décor and complete with a shower over the bath.

The garden is larger than you might expect for a home of this size. There's plenty room for a garden shed, a generous lawn area, and the added bonus of side access. Overall, this home really impresses—the layout, position, and surrounding area all come together to create a fantastic place to live".

Old Station Close, Etwall



Did you spot...

This lovely home is available with no upward chain



A message from the seller:

"Old Station Close is a nice quiet little enclave within the village of Etwall but is still easily accessible to local facilities. There's a leisure centre and John Port Academy at the top of the road as well as Etwall Primary School within easy walking distance. Old Station Close is close to a number of local pubs, restaurants, and local stores and has handy access to the Great Northern Greenway, leading to a large number of footpaths!"

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Floor Plan

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Ground Floor

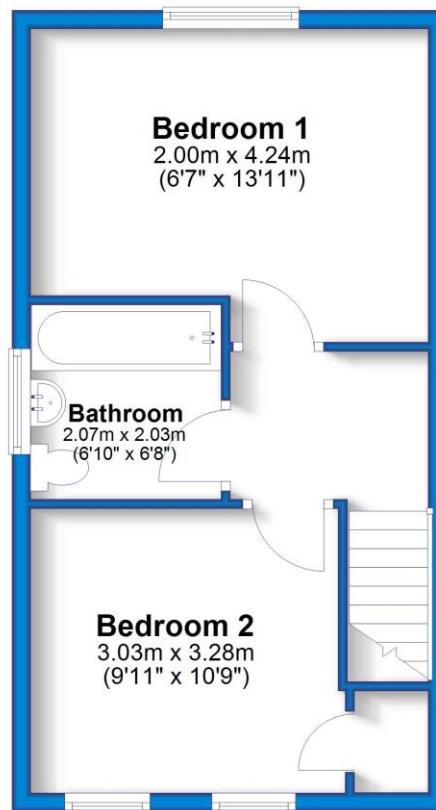
Approx. 34.5 sq. metres (371.6 sq. feet)



Total area: approx. 69.0 sq. metres (743.2 sq. feet)

First Floor

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



Energy Performance Certificate

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	91
(81-91)	B	
(69-80)	C	76
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Old Station Close, Etwall

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Key Features:

- NO ONWARD CHAIN
- OPEN PLAN LAYOUT
- TWO DOUBLE BEDROOMS
- SIDE BY SIDE PARKING
- SPACIOUS GARDEN
- CUL-DE-SAC LOCATION
- 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.

300+ 5 star Google Reviews



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



Schools:

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

