

SCOFFIELD
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Sold



2 Mansfields Croft, Etwell, Derby, Derbyshire, DE65 6NJ

£275,000

Scofield Stone are delighted to bring to the market for sale this well presented and sympathetically EXTENDED FOUR BEDROOM semi-detached property, situated in a cul de sac position in this much sought-after village location.

The property has been extended to the rear and side, to provide a generous and stylishly fitted open plan kitchen/diner with contemporary recessed lighting detail to the ceiling and French doors to garden. There is also a separate utility room. The attic has been converted to provide a fourth bedroom. Being on a corner plot, the property also has the advantage of having a good size driveway to the front with adequate space for three cars and despite the extension, the rear garden remains generously proportioned. The property is within walking distance of local shops and services and is within the John Port Academy catchment.



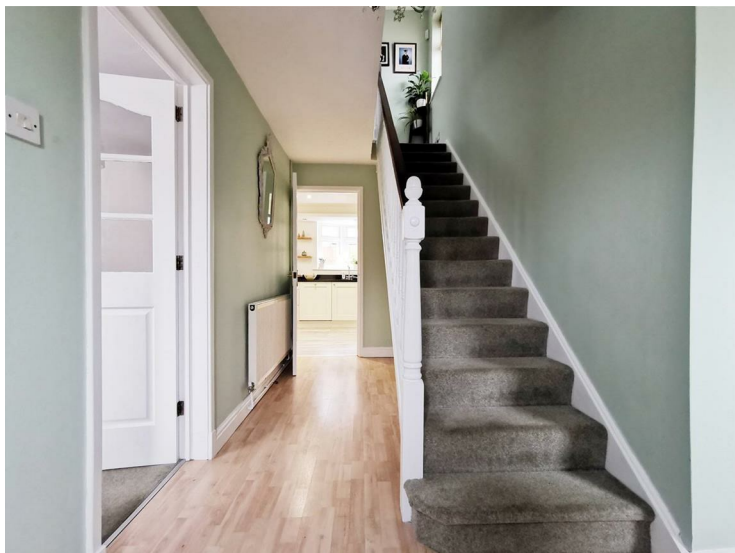
Mickleover: 01332 511000

Hilton: 01283 777100

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Entrance Hall



Having wood effect laminate flooring and neutral decor with front aspect part obscure glazed and panelled composite door, radiator, built in storage and telephone point.

Sitting Room

12'8" x 11'0" (3.88 x 3.36)



Carpeted and neutrally decorated with front aspect upvc double glazed window to bay, Adams style fireplace with working Cast Iron coal fire with stone hearth. Radiator and TV point.

Open plan Kitchen/Diner

22'5" x 9'3" (maximum measurements) (6.84 x 2.84 (maximum measurements))



Having wood effect laminate flooring and neutral decor with rear aspect upvc double glazed window to bay from kitchen and upvc double glazed French doors from dining area with side windows. There is a stylish recessed detail to the ceiling providing uplifting with the further addition of LED ceiling fittings. Stylish radiator. A range of fitted wall and floor units to Shaker style with marble worktop. Inset sink with chrome mixer tap and drainer, inset induction hob with extractor hood over, integrated Neff dishwasher integrated Neff double oven, integrated fridge and freezer and very clever access to a deep pantry hidden behind matching cupboard doors.

Utility Room

Having wood effect laminate flooring and neutral decor with side and rear aspect upvc double glazed windows, rear aspect upvc double glazed door to garden, stone effect roll edge worktop with under counter space and plumbing for appliances, inset lights to ceiling and radiator.

Guest Cloakroom

Having ceramic tiled flooring and neutral decor with front aspect obscure upvc double glazed window, toilet, contemporary circular wash hand basin with chrome monobloc tap, radiator and inset lights to ceiling.

Bedroom Two

10'10" x 8'10" (3.31 x 2.7)



Having wood effect laminate flooring and neutral decor with rear aspect upvc double glazed window, radiator and fitted wardrobes.



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Bedroom Three

9'6" x 8'9" (2.92 x 2.67)



Carpeted and neutrally decorated with front aspect upvc double glazed window and radiator.

Bedroom Four

7'8" x 7'6" (2.36 x 2.3)



Having wood effect laminate flooring and neutral decor with front aspect upvc double glazed window and radiator.

Bathroom



Having ceramic tiled flooring and neutral decor with rear aspect obscure upvc double glazed window, tiled splashbacks, toilet, wall mounted wash hand basin with chrome monobloc tap and 'P' bath with chrome hot and cold taps, shower screen, plumbed shower over and towel radiator.

Stairs/Landing

Carpeted and neutrally decorated with side aspect upvc double glazed window, wooden spindle staircase with balustrade, airing cupboard and access to staircase to: -

Attic Bedroom

17'6" x 10'4" (5.35 x 3.17)



Currently being used as a home office the room is carpeted and neutrally decorated with side aspect upvc double glazed window and rear aspect Velux rooflight, radiator and access to eves storage.

Garage

Having manual up and over door with light, gas boiler, power and eves storage with lighting.

Outside



To the front is an extended tarmac driveway with adequate parking for three cars.

The corner plot allows for a generous enclosed rear garden which has been laid mainly to lawn but also includes a stone patio and paving, established borders and pond.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

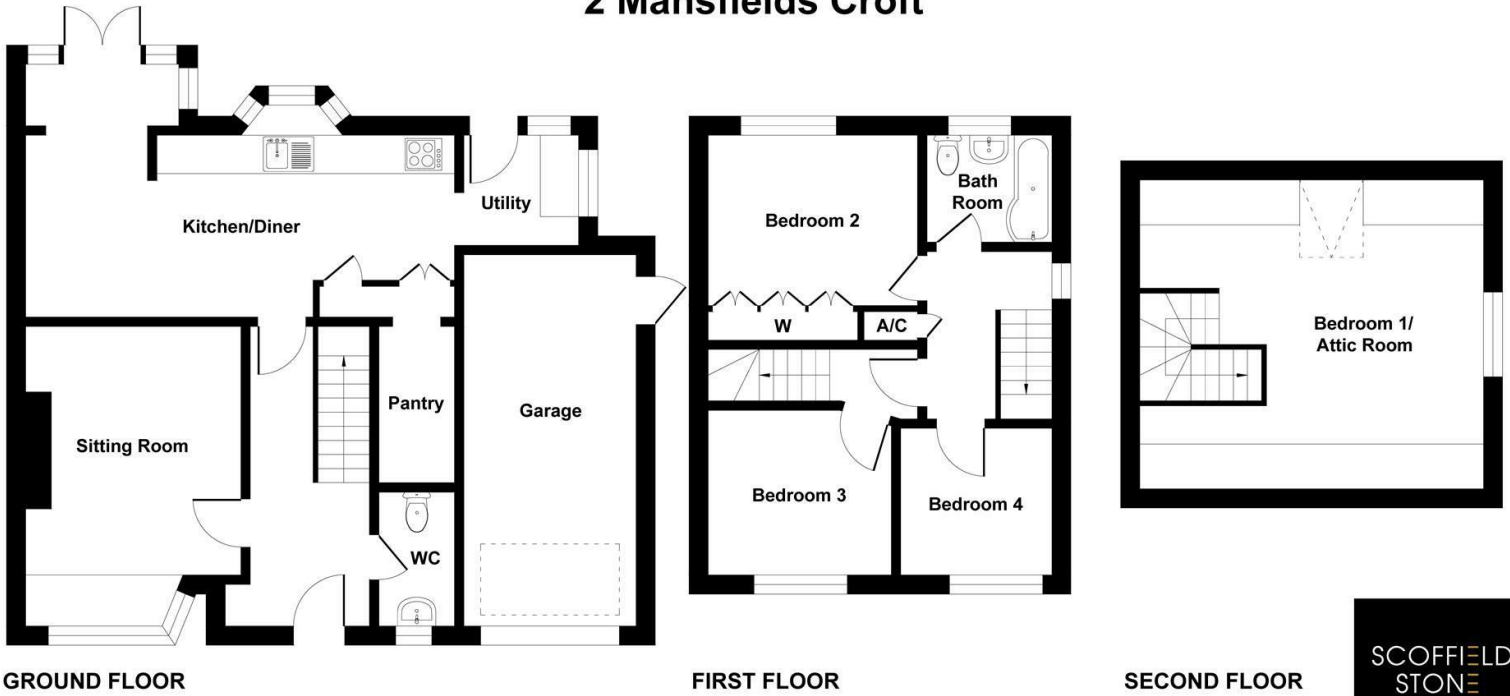


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		69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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		



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