

Chestnut Grove

Etwall, Derby, DE65 6NG

John German





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£375,000

A light and spacious family home standing on a wonderful corner plot with gardens around front, side and rear, situated in the desirable village with John Port catchment. Accommodation features spacious living/dining room, fitted kitchen, guest WC, four good size bedrooms, family bathroom, space and potential to extend (STPP).



Situated in the sought after village of Etwall, popular for its John Port catchment and excellent commuter links provided by the A38 and A50, is this 1970's home with large picture windows flooding the property with natural light, standing on a wonderful established corner plot with broad driveway providing ample off road parking and side and rear established gardens offering superb outdoor space.

Inside the house is a large central hallway with staircase to first floor and doors leading off. There is a dual aspect living/dining room with fire surround providing the focal point with window to front and patio doors opening out to the rear gardens.

There is a good sized fitted kitchen equipped with a range of base and eye level units with work surfaces over, integrated oven, hob, extractor and space for appliances. A window frames views over the rear garden and a door leads out to the side.

Completing the ground floor accommodation is the guest WC with wash hand basin and WC.

To the first floor, the gallery landing with window to front, has doors leading off to four good size bedrooms. All bedrooms share a family bathroom comprising bath, pedestal wash hand basin and WC.

The property has the benefit of an integral garage with an up and over front entrance door.

Agents note: Probate has been applied for but not yet granted.

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

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

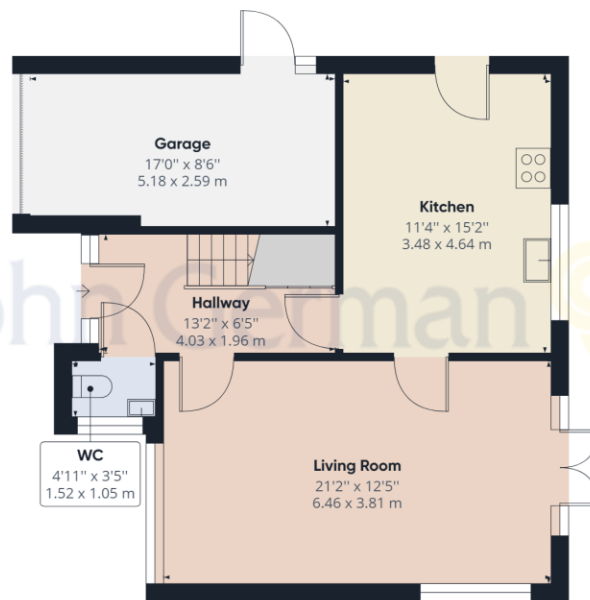
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.southderbyshire.gov.uk

Our Ref: JGA/11052023

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





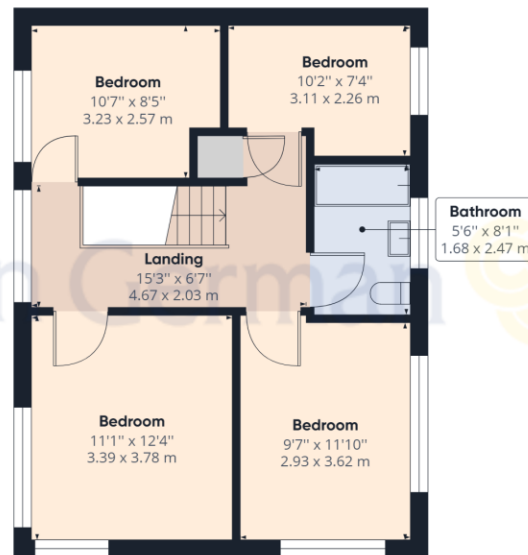


Ground Floor

Approximate total area⁽¹⁾

1254.73 ft²

116.57 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.

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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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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