

Common End

Etwall, Derby, DE65 6NW

John German





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£390,000

Situated on a private lane of only 7 properties neighbouring allotments is this impressive, executive detached family home. Located in the sought after village of Etwall in South Derbyshire, with fantastic local amenities, schooling and commuter links. Viewing is highly recommended.

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Etwell is a popular South Derbyshire village known for its great schools, including a primary school and the highly regarded John Port School. It has a friendly community feel with plenty of local amenities, such as a Post Office, general store, village pubs, a leisure centre, and a historic church. Regular bus services run to Derby city centre, making it convenient for commuting. Transport links are excellent, with easy access to the A50 and A38, leading to the M1. Nearby, Derby is just six miles away, Burton upon Trent five miles, Nottingham sixteen miles, and East Midlands Airport fifteen miles, making travel simple and convenient.

The property occupies a private position on a private lane. The front driveway is block paved and provides off road parking for multiple vehicles. The garage can also be accessed to the front of the home via an electric roller door, fitted with power and lighting throughout and having a separate external door to side.

This executive home enjoys over 1100 Sq. Ft. of living accommodation throughout and offers a spacious hallway which gives access to the main living areas on the ground floor and stairs leading to the first floor. To the left of the hallway, you will find the generous sized, dual aspect living room. The living room features patio doors leading to the rear garden, as well as a recently fitted dual fuel log burner. To the rear of the home is the modern fitted kitchen, which includes matching wall and base units with worktops over, base level electric oven, gas hob with cooker hood above, space for fridge-freezer, plumbing for dishwasher and door leading to the rear garden. Sit adjacent to the kitchen is the utility room, a great space for the noisy white goods. The utility features wall units, plumbing for washing machine and space for tumble dryer. Off the utility room is a convenient w/c. To finish the ground floor living space, there is a separate dining room. A brilliant, versatile space which alternatively could be used as a home office, playroom etc.

To the first floor the home benefits from four bedrooms. The pick of the bedrooms has to be the master bedroom, with built in bedroom furniture and access to its own ensuite. The ensuite has a shower enclosure, w/c and wash hand basin. The other three bedrooms share a family bathroom which has a bath with shower above, w/c and wash hand basin.

To the back of the property, there is a charming rear garden which is mainly laid to lawn and privately enclosed with wooden fencing to the perimeter. The garden also features a patio area, a perfect space for outdoor furniture.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Driveway & Garage **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

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 E

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

Our Ref: JGA19032025

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID 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 Checkboard 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.



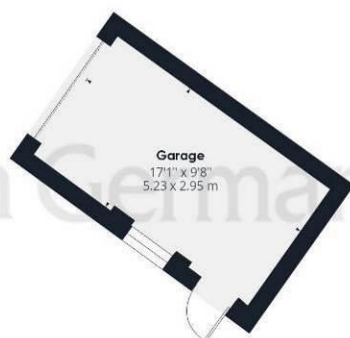




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1302.44 ft²

121 m²

Reduced headroom

6.44 ft²

0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

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		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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