

Offers in excess of
£300,000



This property at a glance:



Watch the video



Beech Drive, Etwall



Sam says:

"This home is located in a really lovely quiet cul-de-sac in Etwall. This home has had a conservatory added which gives a great extra sitting room overlooking the beautiful garden! There is access to the garage from the house and also a lean-to which is a really handy space! The garden is really something special, it is larger than average for this size home and has space for outdoor seating/dining, grass, lovely borders and areas to grow fruit and vegetables. You can really feel that this house has been loved for a long time by the previous owners!"



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Beech Drive, Etwall



Did you spot...

The large beautiful garden this home has



A message from the seller:

"This house has been our family home for the last 50 years! We have seen many changes in the village in this time but it still remains a lovely community and Beech Drive is great for walking to the local primary and secondary schools as well as getting to the park and village shops. Our garden has always been important to the family, it is big enough to provide areas to sit, relax and for children to play. It is a lovely suntrap. There is also more than enough room for growing all the fruit and vegetables a family can use. There are apple and pear trees which still produce lovely fruit every year, and it's a haven for wildlife with lots of birds nesting in the hedge every year"





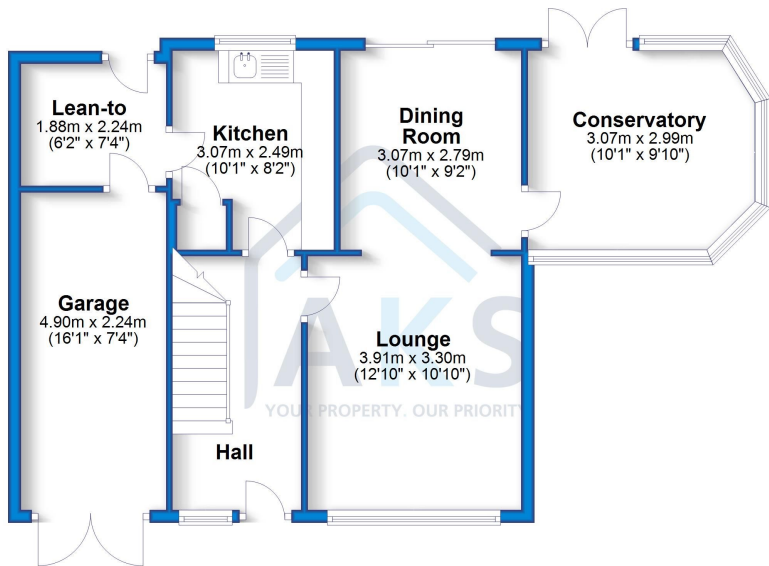
Floor Plan



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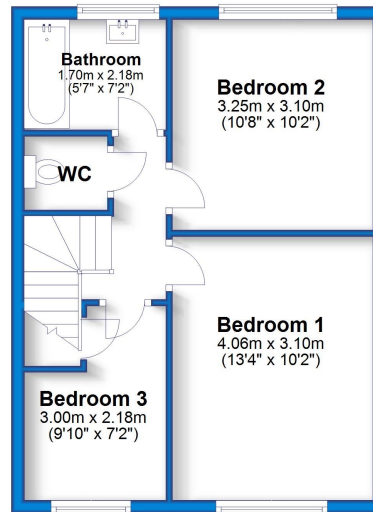
Ground Floor

Approx. 64.8 sq. metres (697.2 sq. feet)



Top Floor

Approx. 39.9 sq. metres (429.6 sq. feet)



Total area: approx. 104.7 sq. metres (1126.8 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



200+ 5 star Google Reviews



Key Features:

- BEAUTIFUL GARDEN
- NO UPWARD CHAIN
- GARAGE AND DRIVEWAY PARKING
- LOTS OF POTENTIAL
- EPC RATING D
- CUL-DE-SAC LOCATION



About the area:

The traditional village of Etwell is fantastic family village and has something for everyone. There is Etwell Primary School and John Port Academy within the village making it an ideal location for families. 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.



Schools:

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



Don't miss out on the chance to own this incredible property!

To book a viewing with **Sam** call
01332 30 30 30

Click [here](#) to watch the property video

