

Springfield Road, Etwall



Sam says:

"This is a fantastic home which would be perfect for first time buyers, I love the lounge dining space and the way it has been presented. The kitchen is a great size and has a pantry area giving plenty of storage. Upstairs there are two double bedrooms and another room which could be used as an office or extra wardrobe/storage space. The shower room has been modernised and looks lovely! The back garden is the real special part about this home! The size is fantastic, it has a decked area for outdoor dining, a small fish pond, an area of grass and plenty of space at the bottom of the garden for a trampoline, sheds, greenhouse etc. The current owners have made it look wonderful!"



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Did you spot...

The beautiful garden that has a tropical feel?



A message from the seller:

"Everything you could possibly need is in Etwall, we make use of the leisure centre and the extensive outdoor spaces and walks. Situated in-between Derby and Burton we have the best of both for work and shopping! Our favourite thing about the house would be the spacious private garden and peaceful neighbourhood. Only reason we are moving is because we need more space for children otherwise, we would have no reason to move from Springfield Road!"





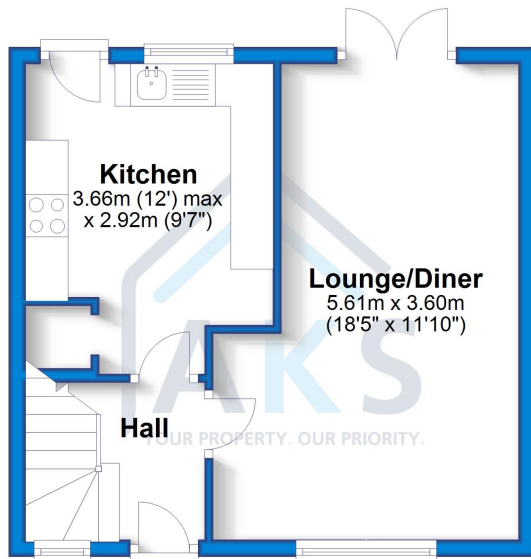
Floor Plan



aksresidential.com

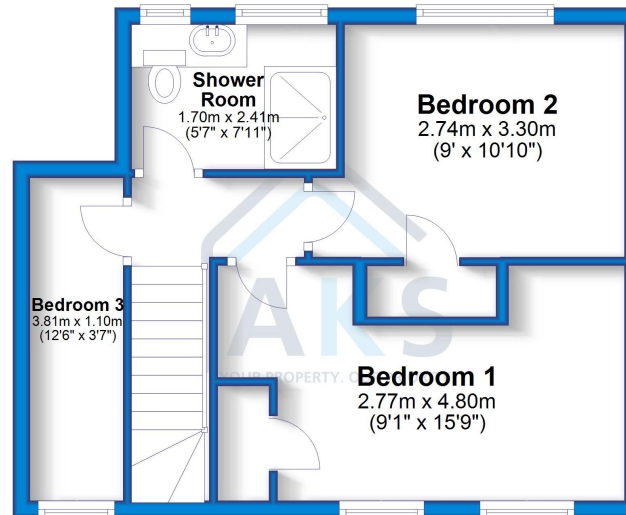
Ground Floor

Approx. 32.6 sq. metres (351.1 sq. feet)



First Floor

Approx. 37.2 sq. metres (400.5 sq. feet)



Total area: approx. 69.8 sq. metres (751.7 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C	72	
(55-68)	D		
(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



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



Key Features:

- DRIVEWAY PARKING
- TWO DOUBLE BEDROOMS
- BEAUTIFUL SOUTH FACING GARDEN
- MODERN SHOWER ROOM
- CUL-DE-SAC LOCATION
- CLOSE TO LOCAL AMENITIES



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.



Schools:

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