

Hayes Croft, Etwall

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£750,000



This property at a glance:



2



4



3



6



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Watch the video



Hayes Croft, Etwall

Sam says:



"Well I completely fell in love with this home when I pulled up outside, its located on a quiet road in Etwall surrounded by open countryside and the kerb appeal it has is outstanding! This property is ready to just move into and doesn't need any work. The current owners have converted the double garage into a gym which is a fantastic use of the space! The downstairs flows really well for family life, having an open plan kitchen, dining, and snug space. The kitchen also has an island with a breakfast bar and I have never seen so much storage in a kitchen before! Also downstairs there is a lounge with bi-fold doors out onto the garden, a large utility room, a large pantry, two double bedrooms, a shower room and a great open hallway! Upstairs the master suite took my breath away, with three separate sections to be used however works for you, along with built in wardrobes and an ensuite bath and shower room! Throughout the upstairs there is lots of eaves storage making it practical for family life. I don't even know where to begin with the garden, it is beautiful! There is a large patio area with plenty of room for outdoor dining furniture and lots of lawn area for children to play! It is perfectly private and the current owners have installed an outside office, giving a new meaning to working from home! The office is fully equipped with power and so is the small bar. There are extra power points in the garden and out the front for gardening tools, entertainment or extra lighting! You really need to see this property to appreciate what it has to offer because in my eyes it really is the perfect family home!"



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Did you spot...

The fantastic
outside office
space?



A message from the seller:

"Welcome to Hayes Croft. We absolutely love this property and don't want to sell it!! At the time of moving in, with 2 teenage daughters, we wanted space and privacy and this house has a perfect balance of both. The garden allowed for friends and family to visit, BBQ's to be had and we even refurbished the old summerhouse into a bar! We celebrated a milestone birthday and accommodated 70 people with ease. Unfortunately both daughters found employment too far from the house, and I changed my job, where I now drive to work 4 days a week. We find the house is bigger than our needs and regrettably, our solution is to downsize, but we know that the right family will find everything they could want from Hayes Croft."

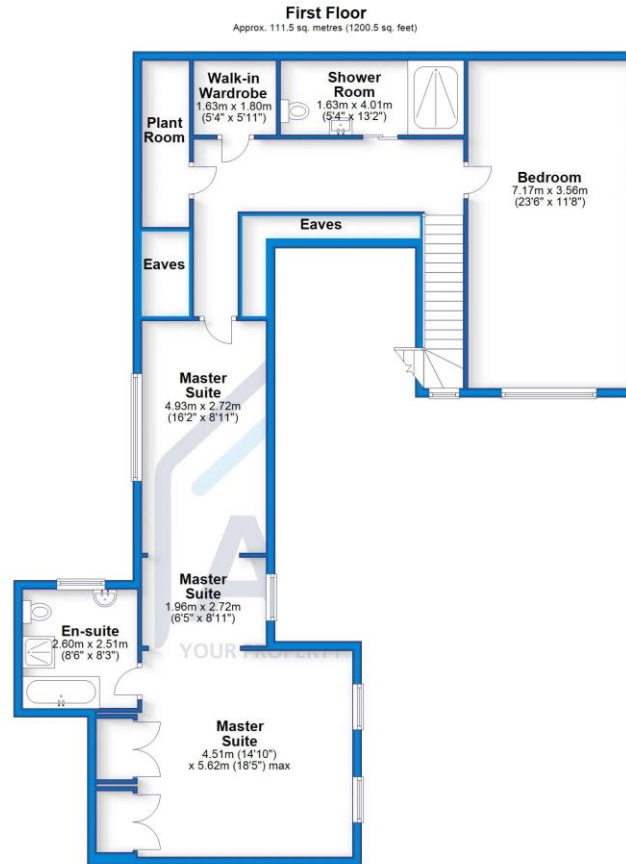
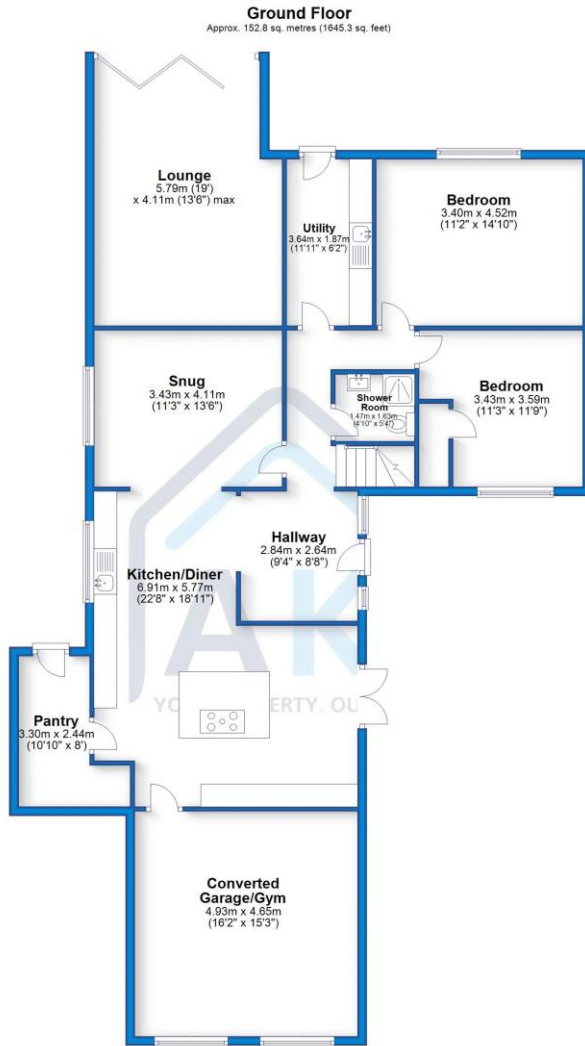




Floor Plan



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Total area: approx. 264.4 sq. metres (2845.8 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



200+ 5 star Google Reviews



Key Features:

- BEAUTIFULLY PRESENTED THROUGHOUT
- ELECTRIC GATE AND LARGE DRIVEWAY FOR PARKING
- COUNTRYSIDE VIEWS
- QUIET ROAD LOCATION
- IMPRESSIVE MASTER SUITE
- SOLAR PANELS
- EPC RATING C
- AIR SOURCED HEAT PUMP AND UNDERFLOOR HEATING
- CORK RENDERING TO EXTERIOR



About the area:

The traditional village of Etwall is fantastic family village and has something for everyone. 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.



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

