

£280,000



This property at a glance:



1



3



2



2



B



Watch the video





# Nightingale Way, Etwall



## Mikaela says:

*"This home is presented beautifully and the first thing that struck me was how bright and modern it was, yet really cosy! As you walk in there's a porch area which is really handy. You then lead through into a living room that looks out onto that great green space/park to the front of the home and has some useful under stairs storage too! The kitchen diner is to the rear of the home and is a lovely modern space. There's lots of cupboard space, integrated appliances and plenty of space for a family dining table, as well as doors out the garden. There's also a utility area with even more cupboard space and a guest WC, really useful! Upstairs, the master bedroom has sliding mirrored wardrobes which really helps to enhance the space and has the benefit of an en-suite too. There's also a good sized further double bedroom and a single bedroom with some cupboard storage. Outside to the rear is a spacious and private garden with a large patio area and artificial grass, which makes it really low maintenance. There's also access out via a gate to the driveway where you'll find a full size single garage and tandem driveway. The property owners have also had single storey extension plans drawn up. With so much to offer and in a great village location, this home has so much to offer!"*



# Nightingale Way, Etwall



## Did you spot...

This lovely property has  
driveway parking for 2 cars  
and an EV charger



## A message from the seller:

*"We have loved living in this house for the last 6.5 years, it has been our perfect first house which we have raised our two young children in. The location is ideal, with lots of green spaces on the front and our garden is extremely private."*





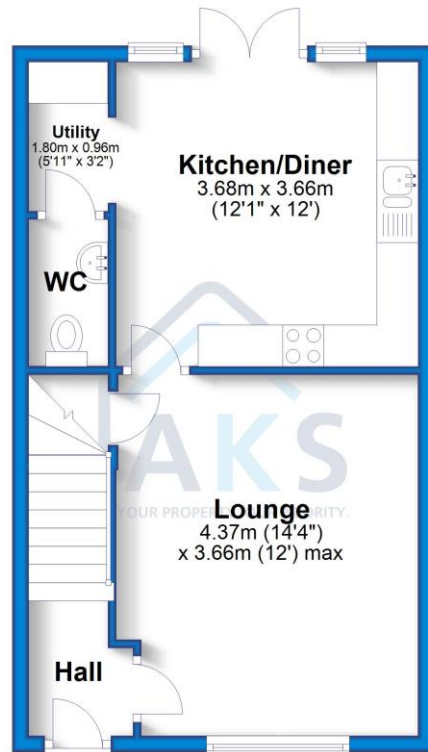
# Floor Plan



aksresidential.com

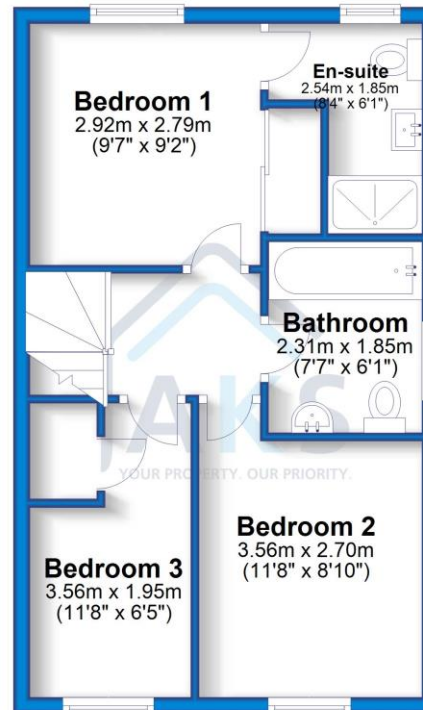
## Ground Floor

Approx. 38.4 sq. metres (413.6 sq. feet)



## First Floor

Approx. 38.7 sq. metres (416.6 sq. feet)



Total area: approx. 77.1 sq. metres (830.2 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





## Key Features:

- 4.5 YEARS LEFT ON NHBC
- GREEN SPACE AND PARK TO THE FRONT
- DOUBLE TANDEM DRIVEWAY WITH EV CHARGER
- KITCHEN DINER AND UTILITY AREA
- GREAT VILLAGE LOCATION
- PROPOSED SINGLE STOREY EXTENSION PLANS DRAWN UP
- EPC RATING B



## 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.



200+ 5 star Google Reviews



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

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

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

