

Windmill Road, Etwall

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Offers in the region of
£310,000



This property at a glance:



1



3



1



5



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Watch the video



Windmill Road, Etwall



Andrew says:

"There are so many great selling points of this home. The first one being the fantastic plot that it sits on! The garden is an impressive size with multiple zones and levels for everyone from adults, children and animals to enjoy! There's access out from the garden to a garage and tandem driveway parking. However the parking at the rear is extra to the large driveway that sits to the front of the property too. So a great home for families with multiple vehicles or lots of visitors. The area is great too, with the home being just a short walk from all amenities that the lovely village of Etwall has to offer. Inside the home itself, the hallway is bright and welcoming with plenty of space for shoes and coats, as well as a handy under stairs cupboard. This then leads through to a gorgeous kitchen diner, what a space! The grey cupboards and wooden worktops work so well and there's plenty of cupboard space, ample room for a large family dining table and a guest WC. The doors out to the garden and multiple windows flood the room with light. There's even a log burner which is a lovely feature. The living room is a fantastic space too, running from the front to the rear of the home creating a versatile and spacious family area. Upstairs, the 3 bedrooms are all double rooms which is brilliant, two of which have storage cupboards. The family bathroom is a sleek and modern space with a shower over the bath. A great feature upstairs though is the handy utility cupboard, which currently houses a washing machine and tumble dryer. No need to be carting your laundry up and down the stairs! This truly is a great home with lots of space inside and out."



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Did you spot...

This beautifully presented home has driveway parking to both the front and to the rear



A message from the seller:

"We've enjoyed watching our children enjoy the vast space in the garden, we've had lovely family birthday parties in both the garden and house as the house is great for entertaining as it's open plan. We love the area so much we have sent both of our children to Etwall preschool. It's fantastic for little ones and such a family feel. The village puts on a few events each year like the well dressings and a party on the cricket ground which brings the community together. The take away options nearby are amazing too!"





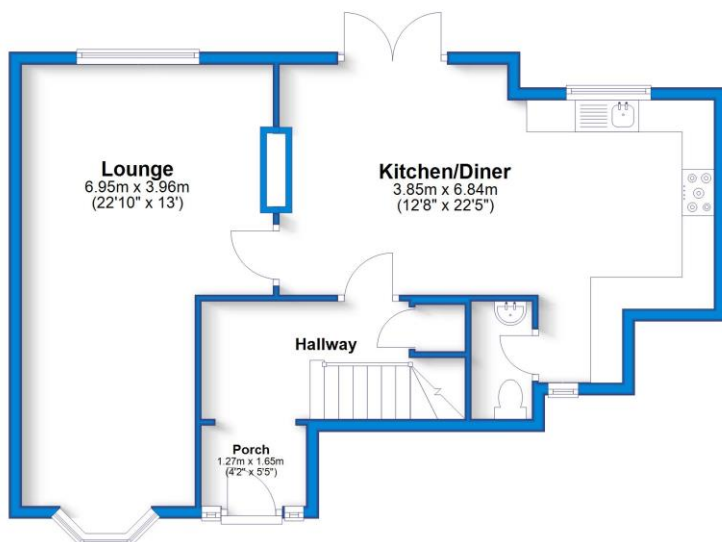
Floor Plan



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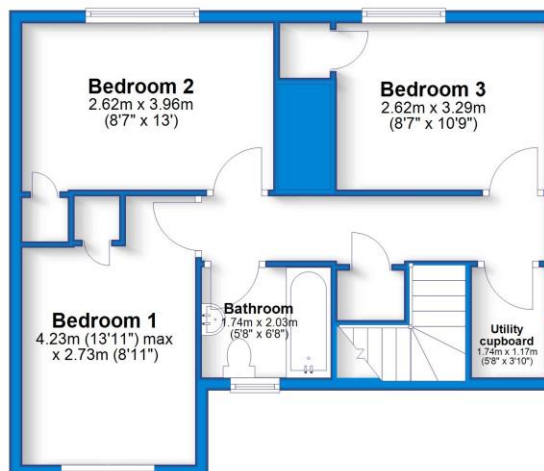
Ground Floor

Approx. 62.0 sq. metres (667.3 sq. feet)



First Floor

Approx. 49.8 sq. metres (536.0 sq. feet)



Total area: approx. 111.8 sq. metres (1203.3 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



200+ 5 star Google Reviews



Key Features:

- EPC RATING D
- LARGE CORNER PLOT WITH SPACIOUS GARDEN
- 3 DOUBLE BEDROOMS
- USEFUL UPSTAIRS UTILITY CUPBOARD
- GREAT VILLAGE LOCATION CLOSE TO AMENITIES
- GENEROUS KITCHEN DINER



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.



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

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