

# Old Station Close, Etwall

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Offers in excess of  
**£230,000**



This property at a glance:



1



2



1



2



C



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## Sam says:

"This home has a unique layout which I think works so well. The kitchen looks out to the front of the property where there's plenty of cupboards, countertop space and room for appliances. The kitchen then flows seamlessly into the living area which spans the back of the property, adding a fantastic social aspect to the home. There are doors out from the living area which has tasteful, neutral decor into a fantastic garden. The garden is bigger than you'd expect from a property this size! There's even a beautiful tree which has some spring blossom. There's a handy guest WC downstairs too. Upstairs, the bedrooms are a great size. Even with the bed and wardrobe in place, there's still plenty of floor space available. The second bedroom even has some fitted cupboard space which is useful. The family bathroom is a great space too, with neutral decor and a shower over the bath. I really like this home, the layout, position and area is just fantastic."



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**Did you spot...**

The stunning  
fields to the side?



## A message from the seller:

*"Old Station Close is a nice quiet little enclave within the village of Etwall but is still easily accessible to local facilities. There's a leisure centre and John Port Academy at the top of the road as well as Etwall Primary School within easy walking distance. Old Station Close is close to a number of local pubs, restaurants, and local stores and has handy access to the Great Northern Greenway, leading to a large number of footpaths!"*







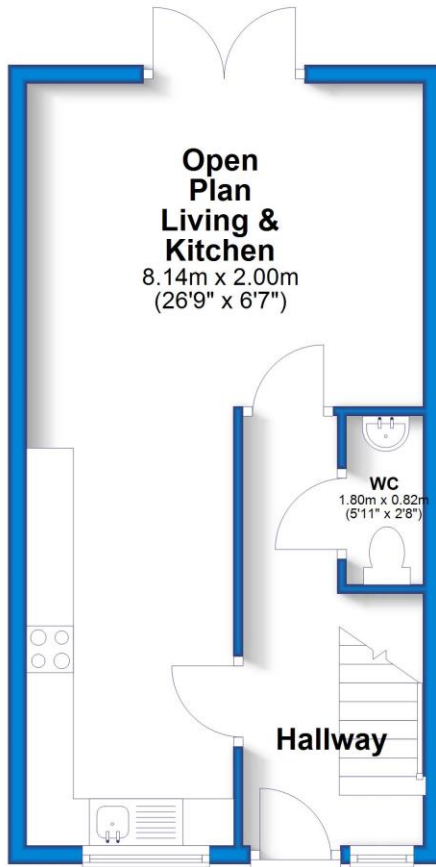
# Floor Plan



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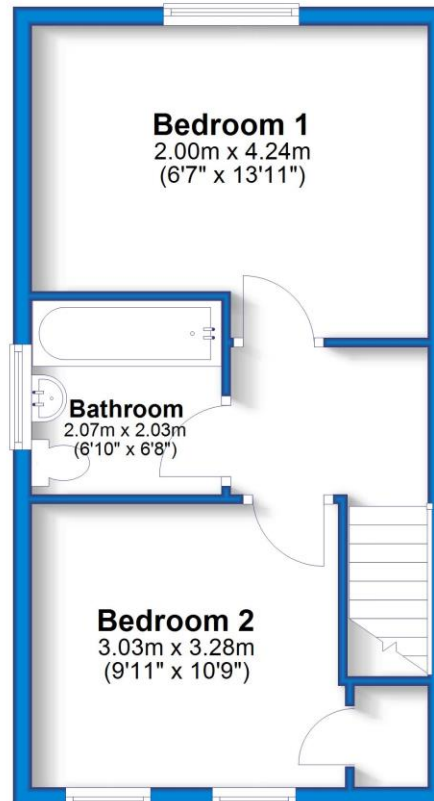
## Ground Floor

Approx. 34.5 sq. metres (371.6 sq. feet)



## First Floor

Approx. 34.5 sq. metres (371.6 sq. feet)



Total area: approx. 69.0 sq. metres (743.2 sq. feet)



## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Key Features:

- EPC C
- CUL DE SAC LOCATION
- POPULAR VILLAGE SETTING
- TWO DOUBLE BEDROOMS
- GOOD SIZED GARDEN



## 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  
**Sam** call  
**01332 30 30 30**

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

