

# Oaklands Road, Etwell

aksresidential.com

£375,000



This property at a glance:



1



4



2



4



D



Watch the video



# Oaklands Road, Etwell



**Sam says:**

*"This home sits nicely in a sought after area of Etwell, close to local amenities but also close to fields and lovely walks. Outside to the front, there's a spacious driveway that can accommodate at least 4 vehicles along with some gates which look fantastic, really adding to the presence of the home. The gates provide access to a useful garage space that is separated into two areas. Inside, the hallway is a great space with storage for coats and shoes and a guest WC. There's a bright kitchen with an adjoining breakfast room, where there's plenty of space for a dining table and doors out to the lovely garden. There's a separate dining room offering a versatile space that could be a playroom or even a home office. A large lounge offers lots of living space for the family, with so much room in there you could configure your furniture any way you wish, a perfect space for everyone to spend time together. Upstairs, the bedrooms are all fantastic sizes, one of them having 2 separate areas which would really suit a teen being able to have a bedroom area and an area for a desk or dressing table etc. The extension has allowed the master bedroom to have a really large en-suite having a separate shower, corner bath, bidet, wc and wash basin, and there's still lots of room to move around, quite rare for an en-suite! The main bathroom has been modernised and has a separate WC, making it really practical for family life! The garden of this home is beautiful and so private, offering a where you can sit in peace and hear the birds singing. Overall, this home has tons of potential and lots of space to play with, we can see this being a fantastic family home in an ideal area!"*



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# Oaklands Road, Etwall



## Did you spot...

This 4 bedroom detached home is within walking distance of local amenities



## A message from the seller:

*"We love the area here, it's quiet and peaceful and the neighbours are friendly and pleasant. It's close to the shops, schools and pubs, so everything is on your doorstep which has always been useful!"*

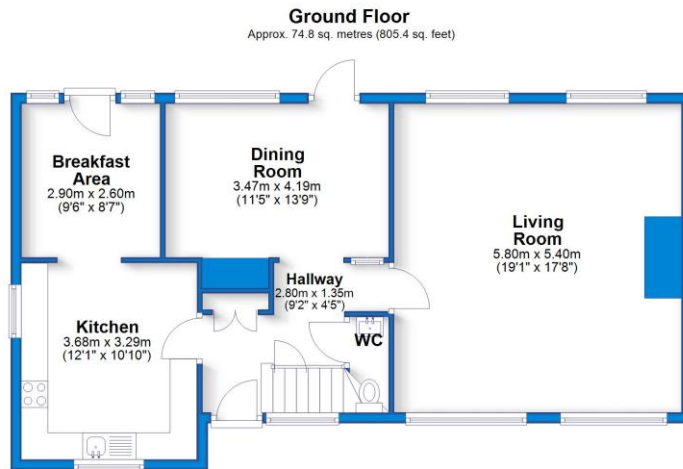




# Floor Plan



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Total area: approx. 146.7 sq. metres (1579.5 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





200+ 5 star Google Reviews



## Key Features:

- FANTASTIC LOCATION
- SPACIOUS ROOMS THROUGHOUT
- DRIVEWAY PARKING FOR UP TO 4 CARS
- EXTENDED
- LARGE EN-SUITE BATHROOM
- EPC RATING D
- LARGE GARAGE/OUTHOUSE



## About the area:

The traditional village of Etwell 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 Etwell 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

