

# Chestnut Grove, Etwall

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£400,000



This property at a glance:



2



4



2



4



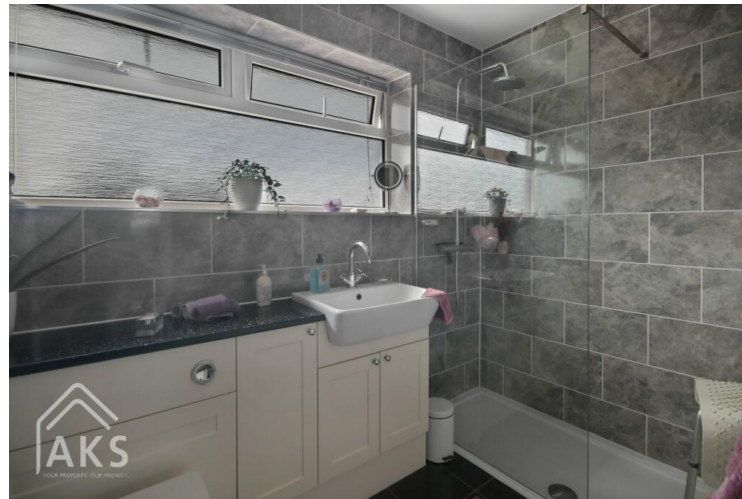
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Watch the video



# Chestnut Grove, Etwall



## Sam says:

"This is a wonderful family home that has been loved by the current owners. It has been thoughtfully extended, the lounge has been made bigger, there has been a utility room and WC added. They have converted the garage into a dining room so the space has been maximised for family life. The lounge is a fantastic size with a bow window and to the back there are patio doors which lead out to a lovely conservatory overlooking the most beautiful garden and countryside views. There is a modern kitchen which leads out to a utility room with space for appliances and further storage cupboard space. Upstairs, bedroom one has been transformed into a master suite with the bedroom area leading through to a dressing area with plenty of built in wardrobe space which then leads to an en-suite shower room. There are three further great sized bedrooms and modern re-fitted shower room. Outside to the front there is lots of driveway parking and the back garden is just so beautiful, it has a patio area with a sun canopy. The current owners have put so much love into it and the views to the back are spectacular over the countryside. This will make a very happy home for someone!"



# Chestnut Grove, Etwall



## Did you spot...

The stunning countryside views from the kitchen window?



## A message from the seller:

"We will be very sorry to leave our home but due to mobility problems we cannot maintain it how we would like and are now hoping to move to a bungalow to make life a lot easier. The neighbors are lovely, and the views over our back garden are so pleasant, the garden being private and south facing. Our three children all attended the local primary school situated next to the village play area which is well equipped, and then on to John Port where they all attended a high standard of education. The village has many facilities, such as the church, a leisure centre, shops, pharmacist, hairdressers, three pubs (one of which is also a hotel), post office, cricket club, bowls club, dentist, three takeaway shops, and we also hold a Well Dressing event annually. The village is friendly and welcoming and I am sure that if you decide to make it your home, you will be as happy as we have been."







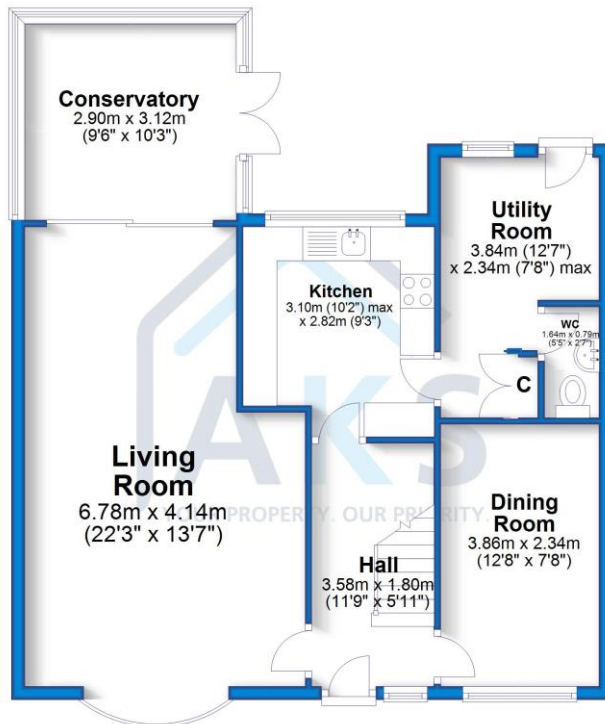
# Floor Plan



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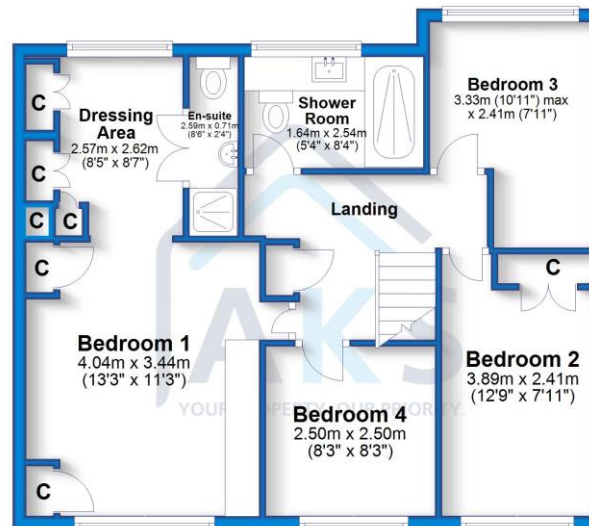
## Ground Floor

Approx. 70.1 sq. metres (754.6 sq. feet)



## First Floor

Approx. 59.1 sq. metres (636.5 sq. feet)



Total area: approx. 129.2 sq. metres (1391.1 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	70	
(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:

- EXTENDED AND CONVERTED GARAGE
- INCREDIBLE VIEWS TO THE BACK
- NEWLY FITTED SHOWER ROOM
- LARGE LOUNGE
- CONSERVATORY
- BEAUTIFUL GARDEN
- EPC TBC
- SECURITY ALARM
- LARGE PATIO WITH SUN CANOPY



## 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



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

**Click here** to watch the property video

