



17 Mitchells Close
Etwell
Derby
DE65 6PW

Price £650,000

- A superior Five Bedroom Detached
- Well situated adjoining a Copse
- Superbly presented throughout
- Luxury fitted kitchen by Kitchens Complete
- Superbly presented Lounge and additional Reception Room
- Large Utility, beautifully fitted
- Five good size bedrooms, Two Well fitted Ensuities and a lovely family bathroom
- Gas central heating and aluminium Double glazing throughout
- Substantial drive and off road parking for upto 10 vehicles
- Double garage, insulated, plastered and tiled floor and beautiful landscaped gardens

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

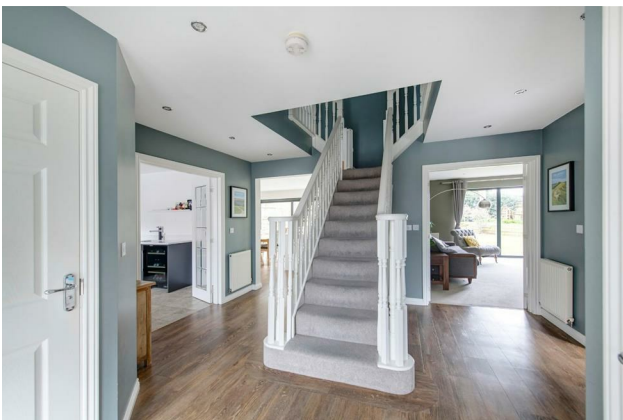
THE PROPERTY

Under the direction of the current owners, this superior and spacious family home has undergone a schedule of upgrading and refitting of all bathrooms and the kitchen, creating a family that is ready to move. Sat at the head of the cul de sac, the property adjoins a copse. We highly recommend viewing this executive detached home to appreciate its size, quality of fixtures and fittings and superb layout.

LOCATION

Etwall is a favoured village with the noted John Port Spencer Academy and an excellent primary school. The village offers a post office, cafe, church, pharmacy and convenience stores. There is a cricket pitch and a popular leisure centre with a swimming pool.

There is good road access to the A38, A50, and Derby City for those who travel.





ACCOMMODATION

A superb drive approach offers parking for several vehicles and leads to a detached double garage. The lovely kerb appeal of this property invites you through the contemporary entrance doorway and into a superb spacious hall with a beautiful feature central staircase. A well-appointed guest cloakroom and a handy boot cupboard are ideal for families. Doors lead off into the Utility, Study/Family room/Formal Dining room, the large Dining Kitchen and the Lounge.

The lounge is beautifully decorated with full-glazed windows overlooking the landscaped rear garden.

A further reception room is currently utilised as a playroom, but could quickly become a formal dining room or a family room. It features a lovely deep bay window to the front.

The beautiful Dining Kitchen features base cupboards, drawers, larder units, and an island with quartz worktops over. Integrated appliances include two dishwashers, Neff double ovens, a

Neff induction hob with a built-in extractor and a larder Fridge. The kitchen also benefits from a Quooker boiling tap. There is a pantry cupboard, sliding patio doors onto the rear terrace and a glazed rear door out to the side garden. There is ample space for a dining table, chairs, or sofa if preferred, and a door opening into the utility room.

The Utility has an extensive range of cupboards, drawers and larder cupboards. Just what you need for a family home. A window seat has been created with matching storage beneath. There is a larder Freezer, and quartz worktops are inset with a sink.

The central staircase rises to the twin landing, with a turned-spindle bannister, an airing cupboard, and a loft access point.

The Principal bedroom is beautifully appointed and looks out to the front aspect. It features a range of fitted furniture, including shelving units and a superb walk-in wardrobe. A door leads to the luxury en suite shower room with

complimentary wall and floor tiling, a vanity unit with a hand wash basin, and a large walk-in shower with a rainfall shower head.

Bedroom Two is fitted with a range of wardrobes and matching drawer units, and it has a window that allows you to enjoy views over the rear garden. A door leads off to the modern En Suite Shower room.

There are two further double bedrooms and a well-fitted single bedroom with a great study area, ideal for teenagers.

Completing the accommodation is the superbly fitted family bathroom with a range of vanity units incorporating the hand wash basin and fitted WC. The bath has a separate rainfall shower head over with a fabulous feature cupboard that houses the washing machine and tumble dryer. Perfect for a family.

FRONT GARDEN

The property is set back behind a deep and wide tarmac driveway which affords up to ten car



standing spaces, flanked by shrub borders, together with external security lighting.

DETACHED DOUBLE GARAGE

5.34m x 5.19m (17'6" x 17'0")

Of brick construction with pitched tiled roof, twin electric garage doors to the front, side security door, Insulated, platstered, electric radiator, LED lights & loft hatch. Full porcelaine tiled floor.

SIDE ACCESS

To the side of the garage is a brick wall with inset gate leading to the:-

SIDE GARDEN

Private and non-overlooked, attracting the afternoon and evening sun, paved pathway, raised shrub borders, water tap, and external lighting.

REAR GARDEN

Wide rear garden, being private and non-overlooked attracting the morning and evening sun, having full-width resin path to the rear of the property, shaped lawn, slate borders with inset plants, raised well-stocked shrub borders, further raised lawn with four mature Scots Pine Trees,

shrub borders, external lighting, external power point, garden shed, and all enclosed by fencing for privacy.

ENTRANCE HALL

2.04m min 4.36m x 4.27m (6'8" min 14'3" x 14'0")

CLOAKROOM

1.70m x 0.61m (5'6" x 2'0")

BOOT CUPBOARD

1.70m 0.60m (5'6" 1'11")

LOUNGE

5.04m x 4.24m (16'6" x 13'10")

FAMILY ROOM/FORMAL DINING

3.45m x 3.04m (11'3" x 9'11")

DINING KITCHEN

6.03m x 4.29m (19'9" x 14'0")

UTILITY

2.82m x 2.38m to cupboards (9'3" x 7'9" to cupboards)

FIRST FLOOR

PRINCIPAL BEDROOM

3.51m x 3.95m (to wardrobes) (11'6" x 12'11" (to wardrobes))

ENSUITE

2.48m x 1.99m (8'1" x 6'6")

BEDROOM TWO

3.62m x 3.44m (11'10" x 11'3")

ENSUITE

1.29m (excludes shower) x 2.56m (4'2" (excludes shower) x 8'4")

BEDROOM THREE

3.61m x 3.42m (11'10" x 11'2")

BEDROOM FOUR

2.70m x 3.73m (8'10" x 12'2")

BEDROOM FIVE

2.28m x 3.46m (7'5" x 11'4")

LUXURY BATHROOM

2.19m x 2.48m (7'2" x 8'1")

AGENTS NOTES

Trees have protection orders on them.



CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

CONSTRUCTION

Standard Brick Construction

COUNCIL TAX BAND

South Derbyshire District Council - Band F

CURRENT UTILITY SUPPLIERS

Gas
Electric
Oil

Water - Mains

Sewage - Mains

Broadband supplier

FLOOD DEFENSE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 03/2024) A DRAFT



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	<div style="text-align: center;"> 77 86 </div>
(81-91) B	
(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

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