



**41 Old Station Close, Etwell, Derby, Derbyshire, DE65 6PQ**

**£930 PCM**

Scofield Stone are delighted to offer 'To Let' this well-presented modern two-bedroom semi-detached property, ideally situated within the sought-after residential address of Etwell. Available from the 12th of August. The accommodation briefly comprises; Entrance Hallway, open plan Kitchen/Living/Dining Area, Guest Cloakroom, Two Double Bedrooms, and family Bathroom. Externally, the property offers a generous rear garden, and to the front of the property is a driveway providing off-road parking for two vehicles.

EPC: C (72). Council Tax Band: C. Deposit; £1070 to include a holding deposit of £210.



Sales: 01283 777100  
Lettings: 01332 511000

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# 41 Old Station Close, Etwall, Derby, Derbyshire, DE65 6PQ

## Full Description

We are delighted to offer this immaculate semi-detached property for let. This stunning residence, which is in an excellent state of condition, boasts two bedrooms, one reception room, and a kitchen. The property features an open-plan design, enhancing the sense of space and light throughout the house.

The first bedroom is a comfortable double size, flooded with natural light, creating a warm and inviting atmosphere. The second bedroom, equally lensed with natural light, presents a serene space perfect for relaxation.

The property also includes a single reception room, rendered more functional and appealing by its open-plan layout. This room provides direct access to a tranquil garden, offering a perfect blend of indoor and outdoor living.

The kitchen, like the rest of the property, is in first-rate condition. It is primed for all your culinary needs, promising to be a place of creativity and convenience.

Outside, the property offers parking facilities, a valuable amenity for your peace of mind. The garden, a unique feature of the property, provides a serene space for relaxation or a safe playground for the youngsters.

The property is ideally located with excellent public transport links and local amenities close by. Despite this convenience, the surrounding area is peaceful, underpinned by a strong local community.

## Entrance Hall

Having wooden flooring and neutral decor, radiator, under stairs storage space. obscure UPVC double glazed window and entrance door.

## Kitchen

11'10" x 7'2" (3.62 x 2.2)



Having modern black tiled laminate flooring, neutral decor, uPVC double glazed front aspect window, a range of white wall to floor units with speckle effect rolledge worktop, four burner gas hob with extractor fan, double electric oven, radiator.

## Lounge

15'1" x 13'11" (4.6 x 4.26)



Having neutral carpets and decor, uPVC french doors leading into rear garden, radiator, aerial point.

## Guest Cloakroom

Carpeted and neutral decor, low flush wc, wash hand basin with hot and cold chrome taps with tile splashback, mounted wall mirror.

## Stairs/Landing

Having neutral carpet and decor, loft access.

## Bedroom One

11'5" x 11'5" (3.49 x 3.49)



Having neutral carpet and stylish decor, uPVC rear aspect double glazed window, spotlights, radiator.

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## Bedroom Two

10'1" x 10'7" (3.09 x 3.25)



Having neutral carpets and stylish decor, uPVC front aspect double glazed window, spotlights, built in storage cupboard, radiator.

## Bathroom



Having neutral carpet and decor, stylish tiles surrounding bath, obscure UPVC double glazed window, shower over bath with screen, low flush wc, extractor fan, radiator.

## Outside

## Frontage and Driveway



Having off road parking via tarmac driveway for two vehicles, hedge boundary.

## Rear Garden



To the rear of the property is a well maintained lawned garden with the addition of a patio seating area and gravelled area.

## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## What3Words

///bleaker.chef.improvise

Council Tax Band: C



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Not to Scale. Produced by The Plan Portal 2023  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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