

32 Old Station Close, Etwall, Derby, DE65 6PQ

£1,150 PCM

AVAILABLE NOW- Scoffield Stone are pleased to offer FOR RENT, a 3 bedroom, 3 storey property in Etwall, with great access to Derby city center and Burton Upon Trent town, and easy access to the A38/A50/M1. This property benefits from gas central heating and double glazing. The property briefly comprises of an entrance hallway leading to the kitchen, downstairs WC and a spacious living room leading to the conservatory. To the first floor, there are two good sized bedrooms and family bathroom. To the second floor you will find bedroom one which benefits from an en-suite. The property also boasts a private garden, garage and parking.

EPC: C, (74), Council Tax Band D, Deposit: £1325.00, which includes a deposit of £265.00



Sales: 01283 777100
Lettings: 01332 511000
www.scoffieldstone.co.uk

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Summary Description

Welcome to this charming new build semi-detached house located in the desirable Old Station Close, Etwall. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms spread across three storeys, there is ample space for a growing family or those in need of a home office.

The master bedroom comes complete with an en-suite bathroom. The additional two bedrooms are versatile and can be easily transformed into a guest room, children's bedroom, or a study.

Built in 2005, this property offers modern amenities and a well-thought-out design, providing a comfortable and convenient lifestyle. The 1,012 sq ft of living space is well-utilized, ensuring that every corner of the house is functional and welcoming.

Situated in a good location, you'll find yourself within easy reach of local amenities, schools, and transport links, making daily life a breeze. Parking is also available.

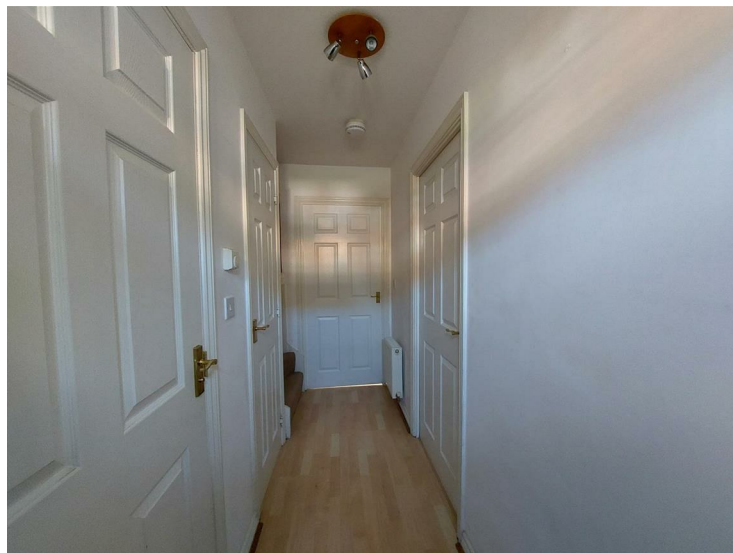
Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing.

Front



Tarmac driveway located in front of the single garage, small lawn area with slabbed pathway leading to the front door.

Entrance Hallway



Laminate flooring and neutrally decorated walls, radiator, standard spotlight fitting, understairs storage cupboard with electric fuse board, radiator, heating thermostat.

Downstairs cloakroom

3'0" x 1'7" (0.933 x 0.496)

Tiled flooring with neutrally decorated walls, radiator, WC, basin and obscured uPVC double glazed window, wooden pannelled door with brass handles and a standard enclosed light fitting.

Kitchen

3'0" x 11'8" (0.923 x 3.559)



Flooring is neutrally tiled and decor is decorated neutrally. A variety of wooden wall and base kitchen units with speckled and wooden rolled edge worktops, integrated electric oven, extractor hood and with gas hob. Spaces for under counter fridge, washing machine and dishwasher. Stainless steel sink, half bowl and draining board with hot and cold mixer taps, wooden pannelled door with brass handles, uPVC double glazed window, and standard spot lights to ceiling.

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Lounge

12'11" x 17'9" (3.947 x 5.423)



Laminate flooring and neutrally decorated walls, standard spotlight fittings, TV and Internet sockets, uPVC double glazed patio sliding doors, radiator and wooden panelled door with brass handles.

Bedroom Two

9'9" x 12'9" (2.99 x 3.91)



Double bedroom with uPVC double glazed windows, tv socket, radiator, standard light fitting, hanging rail and curtain for added hanging space, built in storage cupboard housing water tank and slatted shelving.

Conservatory



Half brick, half uPVC double glazed conservatory, fan and light fitting, built in wall heater, conservatory has French doors leading to rear garden.

Bedroom Three

12'11" x 8'10" (3.941 x 2.708)



A double bedroom with uPVC windows, radiator, standard light fitting an open hanging and shelving area. Wooden panelled door with brass handles.

First Stairs and landing

Carpet to flooring, walls neutrally decorated, obscured uPVC double glazed window, wooden handrail with wooden spindle banister. Smoke alarm, radiator and standard spotlight fitting.

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Bathroom

6'5" x 6'1" (1.957 x 1.865)



Tiled floor and neutrally half decorated walls and half tiled walls with an extractor fan, heated towel rail, wooden panelled door with brass handles and internal lock. A white bathroom suite comprises bath, with mixer hot and cold taps and shower head and hose. WC and basin with hot and cold mixer taps.

Second stairs and landing

Carpet to flooring, walls neutrally decorated, obscured uPVC double glazed window, wooden handrail with wooden spindle banister. Smoke alarm, radiator and standard spotlight fitting leading to Bedroom one.

Bedroom One

13'0" x 12'6" (3.968 x 3.823)



Located on the second floor Carpet to flooring and neutrally decorated walls, a double bedroom with dressing area and built-in wardrobes and matching drawer sets. Radiators, uPVC double glazed window with Velux window near dressing area. Loft hatch, standard light fitting, tv sockets and wooden panelled door with brass handles.

En-suite

5'8" x 6'5" (1.739 x 1.970)



Tiled floor and neutrally decorated walls, tiled within the shower cubical and tray with mains shower, head and hose. WC and basin with hot and cold taps with tiled splashback, Velux window, heated towel rail, spotlights and extractor fan.

Rear garden



An enclosed garden, mainly laid to lawn, with slatted patio areas and pathway leading to the front of the house.

Material Information

What3Words Location: ///inner.means.assure

Council tax band: D

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

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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.



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Approximate Gross Internal Area
1173 sq ft - 109 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
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(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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