



Main Street, Etwall DERBY DE65 6LP

welcome to

Main Street, Etwall DERBY

This property boasts beautiful features emanating character and charm, generously sized accommodation, private and mature gardens, a large driveway, and is located in the highly sought-after village of Etwall. It really would make a wonderful family home for the lucky buyer.



Dining Hall

13' x 12' 7" (3.96m x 3.84m)

Entering through the front door into the dining hall, with an exposed brick inglenook fireplace, exposed wooden beams, tiled flooring, windows to the front and rear elevation, a radiator, and doors through to the kitchen and internal hallway.

Lounge

14' 4" x 14' 2" (4.37m x 4.32m)

With exposed wooden beams, a floor-to-ceiling window, coal-effect living flame gas fire and surround, storage cupboard, carpeted flooring, and a radiator.

Family Room

14' 3" x 9' 7" (4.34m x 2.92m)

With windows to the front and rear elevations, carpeted flooring, and a radiator.

Kitchen

14' 4" x 8' 8" (4.37m x 2.64m)

Fitted kitchen comprising of a range of matching hand built, solid oak, base, wall, and drawer units. With a belfast sink, Rangemaster twin oven, and space for further appliances. With exposed wooden beams and an exposed brick pillar, stone tiled flooring, splashback tiling, a window to the front elevation, and stairs into the conservatory.

Cloakroom

Ground floor cloakroom, with a low-level w/c, wash-hand basin, and fitted base and wall units for storage. With space for a washing machine, exposed wooden beams, splashback tiling, a frosted window to the front elevation, and wood laminate flooring.

Conservatory

16' 6" x 8' 7" (5.03m x 2.62m)

Brick base conservatory with wrap-around hardwood windows, french doors out to the garden, engineered oak floorboards, under-floor heating, and an electric heater.

Landing

First floor landing giving access to all four bedrooms and the main bathroom.

Bedroom One

14' 6" x 11' (4.42m x 3.35m)

Master bedroom suite complete with a dressing room with fitted wardrobes, and an ensuite shower room. With windows to the front and rear elevations, carpeted flooring, a radiator, and the loft hatch.

Ensuite

Ensuite to the master comprising of a walk-in double shower with a rainfall shower head, low-level w/c, and wash-hand basin. With tiled walls, spotlights to the ceiling, and a frosted window to the front elevation.

Bedroom Two

14' 5" x 8' (4.39m x 2.44m)

Double bedroom with exposed wooden beams, a storage cupboard, a window to the front elevation, carpeted flooring, and a radiator.

Bedroom Three

11' x 9' 8" (3.35m x 2.95m)

Double bedroom with exposed wooden beams, carpeted flooring, a window to the front elevation, and a radiator.

Bedroom Four

11' 8" x 6' 2" (3.56m x 1.88m)

Double bedroom with exposed wooden beams, carpeted flooring, a window to the rear elevation, and a radiator.

Bathroom

Comprising of a p-shaped bath and overhead shower with a rainfall shower head, low-level w/c, and a wash-hand basin. With tiled walls, spotlights to the ceiling, and a frosted window to the front elevation.

Garage

Detached double garage with up-and-over doors, power, and lighting.

External

To the front of the property, there is a driveway suitable for multiple vehicles, which allows access to the double garage and the gate leading to the rear garden. The garden to the rear is incredibly well-maintained. Mainly laid-to-lawn with brick-paving and mature flowerbeds, raised vegetable beds, and extensive fruit bushes with netting, as well as a garden shed. Being private and enclosed, with an enclosed patio area for al fresco dining, this makes a wonderful space for relaxing and entertaining.



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welcome to

Main Street, Etwall DERBY

- GUIDE PRICE £550,000 - £575,000
- HEAPS OF CHARACTER
- FOUR DOUBLE BEDROOMS
- MASTER ENSUITE AND DRESSING ROOM/STUDY
- THREE RECEPTION ROOMS

Tenure: Freehold EPC Rating: D

guide price

£550,000-£575,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MVR108336 - 0004

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