



Park Way, Etwall Derby DE65 6HU

welcome to

Park Way, Etwall Derby

A great opportunity to acquire this three bedroom, detached house in Etwall, comprising of an entrance hallway, lounge, kitchen, three bedrooms, family bathroom, driveway, single garage and garden. Call us now to view!



Entrance Hallway

Upon entry through the front door the entrance hallway provides access to the lounge, kitchen and first floor landing. Finished with wood laminate flooring and a radiator.

Lounge

10' 9" x 25' 3" (3.28m x 7.70m)

Spacious lounge, featuring a fireplace, finished with wood laminate flooring, a radiator and double-glazed window to the front. Seamlessly flowing into the dining area with double doors leading to the kitchen.

Kitchen

20' x 17' (6.10m x 5.18m)

Fitted kitchen comprising of a range of matching base, wall and drawer units, with an integrated stainless steel double-sink and drainer with a mixer tap, double oven, five ring gas hob and overhead extractor hood. With space and plumbing for additional appliances. Finished with wood laminate flooring, splash back tiling, two radiators, two double-glazed windows to the rear, a double-glazed window to the side and a door leading out to the rear garden. A designated dining area connects from the kitchen, perfect for family meals and gatherings.

Landing

First floor landing providing access to three bedrooms and bathroom.

Bedroom One

9' 6" x 10' 2" (2.90m x 3.10m)

Double bedroom finished with wood laminate flooring, a radiator, fitted wardrobes and double-glazed windows to the rear.

Bedroom Two

12' 9" x 12' 9" (3.89m x 3.89m)

Double bedroom finished with wood laminate flooring, a radiator and double-glazed window to the front.

Bedroom Three

9' 2" x 8' 10" (2.79m x 2.69m)

Double bedroom finished with wood laminate flooring, a radiator and double-glazed window to the front.

Bathroom

Three-piece suite comprising of a low-level w/c, wash-hand basin and bath with an overhead shower. Finished with tiled flooring, tiled walls, spotlights to the ceiling and a frosted double-glazed window to the front.

External

Externally, to the front, mainly laid-to-lawn, a driveway providing off road parking for multiple vehicles and a single garage with an up and over door for extra storage. To the rear, beautifully laid to lawn, with a patio slabbed area which is perfect for seating, surrounded by mature trees and shrubbery. Enclosed with wooden fencing providing privacy.



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welcome to

Park Way, Etwall Derby

- THREE BEDROOM DETACHED HOUSE
- SPACIOUS LOUNGE AND KITCHEN DINER
- CUL-DE-SAC LOCATION
- BEAUTIFULLY PRESENTED
- OFF-ROAD PARKING FOR MULTIPLE VEHICLES

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MVR108900 - 0005

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