



86 Belfield Road, Etwell, Derby, DE65 6JL

**Chain Free £350,000**

A delightful 4-bedroom detached house in a desirable location, offering spacious living areas, a charming fireplace, and beautifully maintained gardens, perfect for families looking for a new home in a quiet community setting with convenient access to amenities and schools.

Don't miss out on this wonderful opportunity to make this house your home.



## 86 Belfield Road, Etwell, Derby, DE65 6JL

### Summary Description

Welcome to this charming 4-bedroom detached house in a desirable location, perfect for families looking for a new home.

This property is in good condition and offers two reception rooms, ideal for entertaining guests or creating separate living spaces. The open-plan design of the reception rooms creates a bright and spacious atmosphere, complemented by a lovely fireplace for cosy evenings.

The kitchen, though in need of updating, presents a fantastic opportunity to create your dream culinary space. The house also features a refurbished shower room with a separate toilet for added convenience.

Each of the four bedrooms offers comfortable accommodation, with the second bedroom benefiting from built-in wardrobes. The well-maintained gardens to the front and rear are a botanical delight, showcasing mature herbaceous planting and providing a peaceful retreat. A block-paved driveway and garage offer ample parking and storage space.

Located in a quiet area with strong community ties, this property is close to public transport links, schools, amenities, parks – the perfect setting for family life.

### Entrance Porch

Having ceramic tiled flooring and brick finish walls with side aspect upvc double glazed window, front aspect obscure upvc double glazed window and main entrance door.

### Entrance Hall

Carpeted and neutrally decorated with front aspect part glazed timber door to porch, under stairs cupboard, radiator, telephone point.

### Cloakroom/WC

Having ceramic tiled flooring and fully tiled walls with front aspect obscure glazed window, low flush wc, corner vanity unit with wash hand basin having chrome monobloc tap, radiator.

### Open Plan Lounge/Diner

#### Lounge Area

11'10" x 15'1" (3.62 x 4.62)



Carpeted and neutrally decorated with front aspect upvc double glazed window, chimney breast with Adam style fireplace and contemporary electric fire, tv point, radiator.

#### Dining Area

8'11" x 13'0" (2.73 x 3.98)



Carpeted and neutrally decorated with rear aspect upvc double glazed window with door to garden, radiator.

#### Breakfast Kitchen

8'11" x 17'11" (2.72 x 5.47)



Having ceramic tile effect vinyl flooring, rear aspect upvc double glazed window, a range of fitted wall and floor units with stone effect roll edge worktop and tiled splashbacks, inset stainless steel sink with drainer, chrome mixer tap, under counter space and plumbing for appliances, integrated double electric oven, inset electric hob with extractor hood over, built in storage cupboards, radiator.

#### Rear Porch

Having ceramic tile effect flooring and open brick finish walls with front end rear aspect obscure part glazed upvc doors and side windows.

#### Stairs/Landing

Carpeted and neutrally decorated with front aspect upvc double glazed window, airing cupboard, access to roof space via fitted ladder.



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## Bedroom One

10'5" x 15'1" (3.2 x 4.6)



Carpeted and neutrally decorated with front aspect upvc double glazed window, radiator.

## Bedroom Four

8'7" x 8'3" (2.63 x 2.52)



Carpeted, rear aspect upvc double glazed window, radiator.

## Bedroom Two

10'6" x 14'9" (3.22 x 4.5)



Having wood effect laminate flooring and neutral decor with rear aspect upvc double glazed window, built in wardrobe, radiator.

## Bathroom



Having ceramic tile effect flooring and fully tiled walls with rear aspect obscure upvc double glazed window, large walk in shower enclosure with plumbed shower, vanity unit with inset wash hand basin having chrome monobloc tap, inset lights to ceiling, heated towel rail.

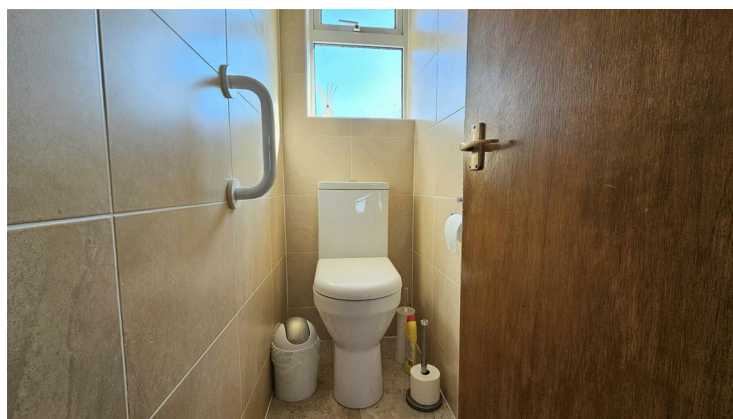
## Bedroom Three

12'7" x 8'7" (3.85 x 2.62)



Carpeted and neutrally decorated with front and side aspect upvc double glazed windows, radiator.

## WC



Having ceramic tile effect flooring and fully tiled walls with rear aspect obscure upvc double glazed window.

## OUTSIDE



Mickleover: 01332 511000

Hilton: 01283 777100

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### Garage

An attached single garage with timber gatefold doors, upvc double glazed side window, light and power.

### Frontage and Driveway

To the front is a block paved driveway, leading to the integral garage, and a well-stocked, mature herbaceous border.

### Rear Garden



To the rear you will find a private, enclosed garden which has been landscaped to provide a mixture of resin patio, lawn and well stocked herbaceous borders.

### Material Information

Council tax band: E

Annual charge: £2450.62 a year (£204.22 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 4 bedrooms, 1 bathrooms, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: None

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Garage and Driveway

Building safety issues: No

Restrictions: None

Public right of way: No

Flood risk: No

Coastal erosion risk: No

Planning permission: No

Accessibility and adaptations: None

Coalfield or mining area: No.

Energy Performance rating: Survey Instructed (potential rating is undefined)

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

### Material Information web link QR code



Scan the QR code from your mobile device to access Material Information for this property.

### Buying to Let?

Guide achievable rent price: £1200pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scofield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

**Disclaimer 03/2021**

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.

**Location / what3words**

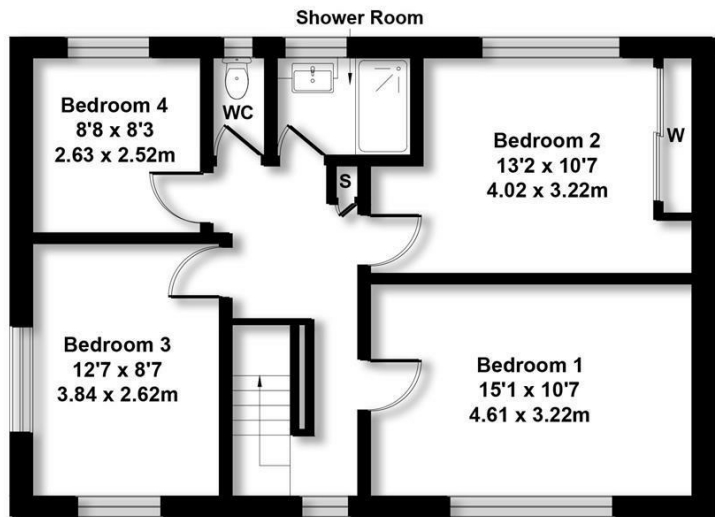
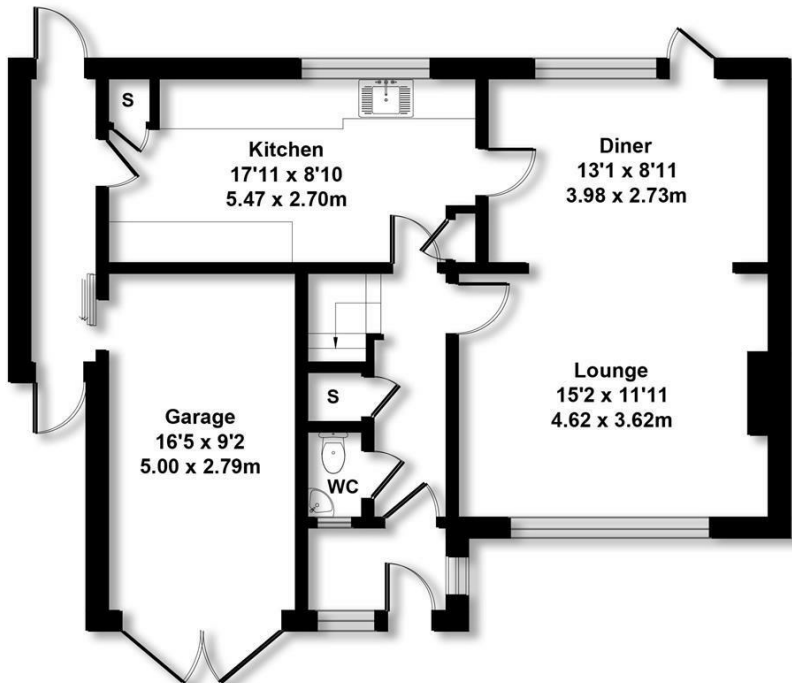
what3words ///introduce.footsteps.roosters





# 86 Belfield Road

Approximate Gross Internal Area  
1496 sq ft - 139 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) <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>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
<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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Mickleover Office**  
11 The Square,  
Mickleover,  
Derby DE3 0DD

**Hilton Office**  
Unit 6, Neighbourhood Centre  
Witham Close,  
Hilton, Derby DE65 5JR

**t:** Mickleover Office 01332 511000  
**t:** Hilton Office 01283 777100  
**e:** info@scoffieldstone.co.uk  
**w:** www.scoffieldstone.co.uk

Co Reg No. 8975758 VAT No. GB186513980