



**50 The Bancroft, Etwall, Derby, DE65 6NF**

**£360,000**

A charming 4-bedroom detached residence in good condition, boasting unique features such as a fireplace, garage, and ample parking space, ideal for families seeking comfort and style in a peaceful neighbourhood.



## 50 The Bancroft, Etwell, Derby, DE65 6NF

### Summary Description

Presenting this charming 4-bedroom detached residence, available for sale and in good condition. This property offers an open-plan layout with unique features such as a fireplace, garage, and ample parking.

The house boasts open-plan reception rooms, featuring wood floors and large windows that let in plenty of natural light. The lounge is bay fronted, providing a cosy haven with a warming fireplace. The dining area offers views of the garden, with the added benefit of direct access to the outdoors.

The breakfast kitchen is a cook's dream, large and open with a utility room and dining space. With built-in appliances, ensuring a clutter-free space where you can enjoy your morning coffee.

Four bedrooms provide ample sleeping space. Bedroom 1 is a bay-fronted double room, offering a warm and inviting space. Bedroom 2 is also a double, an extended space boasting a dressing area. Bedroom 3 is a comfortable double room, and Bedroom 4 is a single room with over stairs storage, perfect for a child's room or home office.

The bathroom is a tranquil retreat, offering a free-standing bath and a rain shower as part of a four-piece suite, perfect for ultimate relaxation.

Outside, there's a large, attractively landscaped garden, where you can enjoy the tranquillity of the quiet, peaceful location. The garden features a private, covered patio with a wood burner, perfect for alfresco dining or enjoying cool evenings.

This property is ideally suited for families, due to its proximity to nearby schools and local amenities. It's nestled within a strong local community, promising a safe and friendly neighbourhood.

Every aspect of this property has been thoughtfully designed to create a home that is stylish, functional and welcoming. It's the perfect setting for a family looking to settle down in comfort and style.

### Entrance Hall

Having wood flooring and neutral decor with front aspect part decorative obscure upvc double glazed door, radiator, telephone point.

### Open Plan Lounge/Diner



Having wood flooring and neutral decor with front aspect upvc double glazed bay window, rear aspect upvc double glazed sliding patio door to garden, stone effect Adam style fireplace woodburner effect gas fire, tv point, two radiators.

### Lounge Area

13'6" x 12'7" (4.14 x 3.86)

### Dining Area

9'9" x 10'0" (2.99 x 3.05)





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### Breakfast Kitchen

17'10" x 9'5" (extending to 14'0" in rear lobby ar (5.45 x 2.89 (extending to 4.28 in rear lobby area))



Having ceramic tiled flooring and stylish decor with rear and side aspect upvc double glazed windows, part double glazed upvc door to rear garden, inset lights to ceiling, a range of fitted wall and floor units to shaker style with stone effect roll edge worktop and tiled splashbacks, inset ceramic sink with drainer, vegetable preparation and chrome mixer tap, integrated wine chiller, integrated electric oven with gas hob over and chimney style extractor hood, integrated dishwasher, integrated fridge freezer, breakfast bar, contemporary vertical radiator.

### Utility Cupboard

With ceramic tiled flooring and stylish decor with side aspect upvc double glazed window, wall unit, stone effect roll edge worktop with tiled splashback, under counter space and plumbing for appliance.

### WC

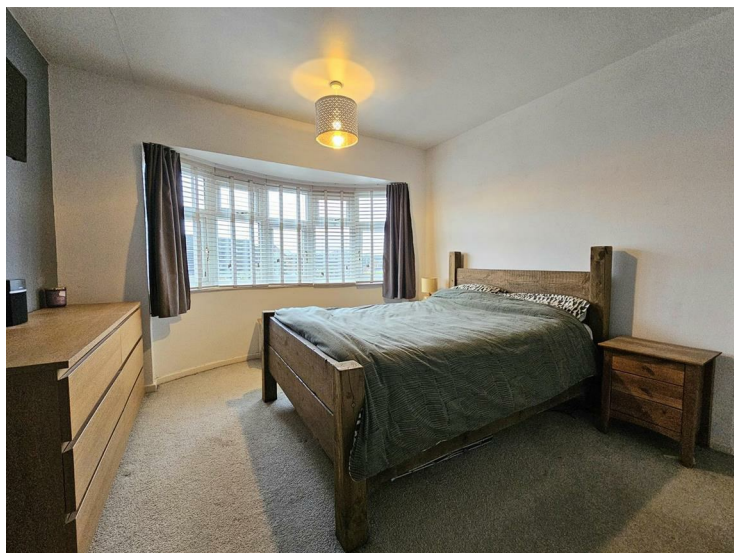
Having ceramic tiled flooring and stylish decor with front aspect obscure upvc double glazed window, low flush wc.

### Stairs/Landing

Carpeted and neutrally decorated with side aspect obscure upvc double glazed window, storage cupboard, access to roof space.

### Bedroom One

11'4" x 11'2" (3.46 x 3.41)



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

### Bedroom Two

14'1" x 7'6" (4.3 x 2.3)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, two radiators and dressing area measuring 1.66m x 1.54m

### Bedroom Three

10'10" x 11'6" (3.31 x 3.52)



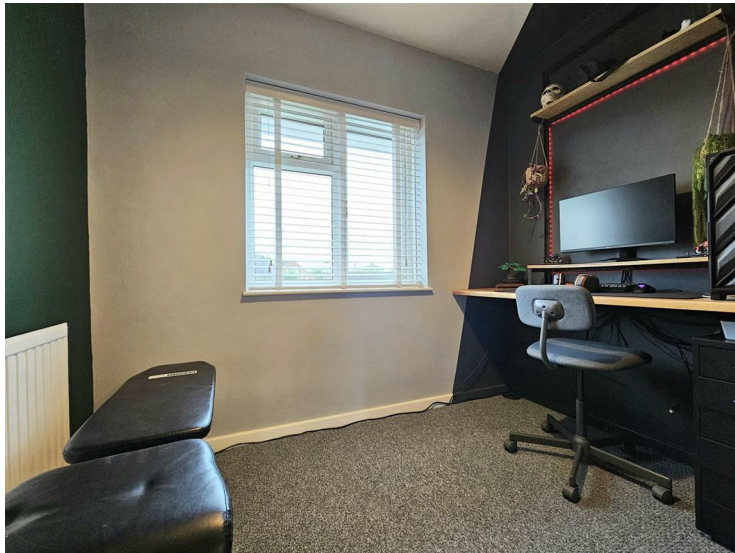
Carpeted and stylishly decorated with rear aspect upvc double glazed window, radiator.



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## Bedroom Four

8'3" x 8'5" (2.52 x 2.59)



Carpeted, front aspect upvc double glazed window, over stairs storage, radiator.

## Bathroom



A four piece bathroom with ceramic tile effect laminate flooring and neutral decor with side aspect obscure upvc double glazed window, free standing bath with hot and cold taps, shower enclosure with rain shower, pedestal wash hand basin with chrome monobloc tap and vanity unit, low flush wc, chrome heated towel rail, inset lights to ceiling.

## OUTSIDE

### Frontage and Driveway

To the front of the property you will find a block paved driveway with adequate parking for at least three vehicles, and herbaceous planting borders.

### Garage

An attached single garage with metal up and over door, rear personnel door, rear window, light and power.

## Rear Garden



To the rear you will find a generous, enclosed garden which has been attractively landscaped to provide a decked patio, terraced lawn, lower covered patio with wood burner and wood store, herbaceous planting borders and wooden potting shed.

## Material Information

Council tax band: D

Annual charge: £2005.06 a year (£167.09 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 - Great, Three - Excellent, EE - Excellent

Parking: Garage, Driveway, Off Street, and Private

Building safety issues: No

Restrictions: None

Public right of way: No

Flood risk: Yes

Coastal erosion risk: No

Planning permission: No



Mickleover: 01332 511000

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## 50 The Bancroft, Etwall, Derby, DE65 6NF

Accessibility and adaptations: None

Coalfield or mining area: No.

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

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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.

### 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.

### Buying to Let?

Guide achievable rent price: £1300pcm

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. Scoffield 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.

### Location / what3words

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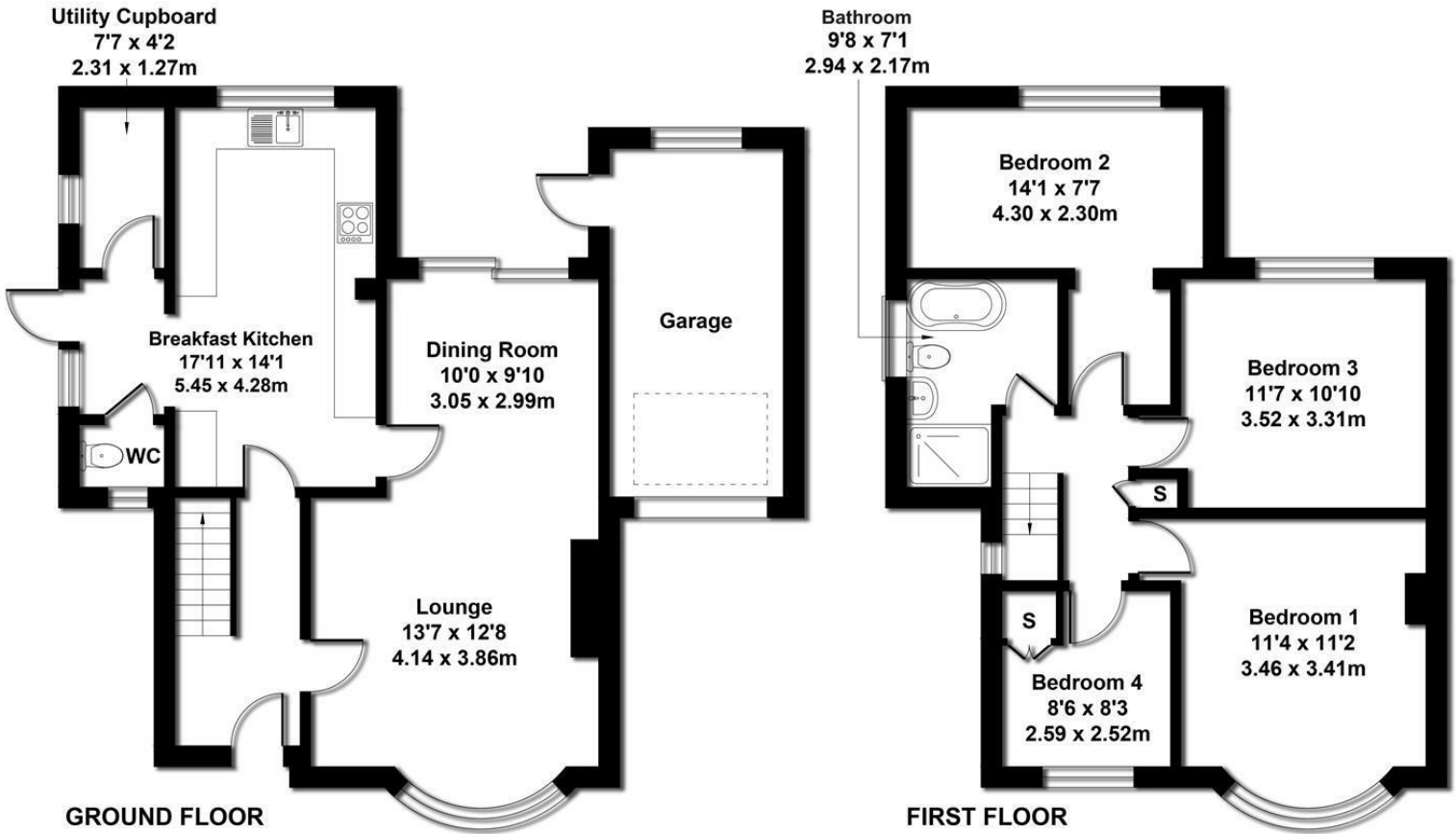
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# 50 The Bancroft

Approximate Gross Internal Area  
1249 sq ft - 116 sq m  
(Excluding Garage)



Not to Scale. Produced by The Plan Portal 2023  
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>			
(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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