



**37 Belfield Road, Etwell, Derby, DE65 6JN**

**£390,000**

This spacious and well-maintained detached family home features four double bedrooms, two reception rooms, a fitted kitchen, a practical bathroom, a garage, parking space, a beautifully landscaped garden with a summerhouse converted into an external study, and is situated in a quiet yet convenient location with excellent public transport links, nearby schools, and local amenities.



Sales: 01283 777100  
Lettings: 01332 511000

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## 37 Belfield Road, Etwell, Derby, DE65 6JN

### Summary Description

Presenting a remarkable opportunity for families, this detached property is now for sale, in good condition and ready for you to make it your own. Boasting an attractive layout with four double bedrooms, a bathroom, two reception rooms, and a kitchen, this home is designed for comfortable and spacious living.

As you enter the house, you'll notice the first welcoming reception room, adorned with a charming fireplace and a bay-fronted window, exuding a sense of warmth and inviting you to relax and unwind. The second reception room is equally impressive, featuring a large sliding patio door that fills the space with natural light, a cozy fireplace, and direct access to the garden.

The property's heart, the kitchen, comes with fitted appliances and offers a delightful view of the garden, making your daily cooking a pleasure rather than a chore. The bathroom is practical and efficient, complete with a separate WC for your convenience.

The four double bedrooms are all generously proportioned, with one newly refurbished, providing ample space for each family member. Each bedroom is a sanctuary where you can enjoy a peaceful night's sleep or some quiet time during the day.

Notably, the property comes with unique features such as a garage and parking space, ensuring your vehicles are housed safely. The home's crowning glory is the attractively landscaped garden, which is not only a perfect space for children to play but also houses a summerhouse that's been cleverly converted into an external study space.

Situated in a quiet location with excellent public transport links and nearby schools, and local amenities, this property offers the best of both worlds. It's a home where you can enjoy the tranquility of suburban living, coupled with the convenience of urban amenities. A unique fireplace feature adds an extra touch of character, making this home truly one-of-a-kind.

### Entrance Hall

Having wood effect laminate flooring and neutral decor with front aspect part obscure glazed composite main entrance door, carpet matwell, under stairs storage cupboard, radiator.

### Lounge

16'0" x 10'11" (4.89 x 3.33)



Carpeted and neutrally decorated with front aspect upvc double glazed bay window, coving to ceiling, living flame gas fire to wooden Adam style fireplace, tv point, contemporary radiator.

### Dining Room

10'11" x 14'6" (3.33 x 4.44)



Having wood effect laminate flooring and neutral decor with rear aspect upvc double glazed sliding patio door, coving to ceiling, electric fire to wooden Adam style fireplace, fibre telephone point, radiator.

## 37 Belfield Road, Etwell, Derby, DE65 6JN

### Kitchen

8'11" x 12'7" (2.74 x 3.84)



Having ceramic tile effect cushion flooring and neutral decor, coving to ceiling, rear aspect upvc double glazed window, side aspect part obscure upvc double glazed door to side passage. A range of fitted wall and floor units cream with stone effect roll edge worktops, inset composite sink with drainer, vegetable preparation and chrome mixer tap, under counter space and plumbing for washing machine, integrated double electric oven, integrated dryer, integrated dishwasher.

### Guest Cloakroom/WC

Having ceramic tile effect cushion flooring and stylish decor with front aspect obscure upvc double glazed window, low flush wc, wash hand basin with chrome monobloc tap.

### Stairs/Landing

Carpeted and neutrally decorated with front aspect upvc double glazed window, wooden spindle balustrade, radiator, access to roof space via fitted loft ladder.

### Bedroom One

9'2" x 11'11" (2.8 x 3.64)



Having wood effect laminate flooring, rear aspect upvc double glazed window, coving to ceiling, radiator.

### Bedroom Two

16'9" x 7'2" (5.12 x 2.2)



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

**Bedroom Three**

10'2" x 10'11" (3.11 x 3.35)



Having wood effect laminate flooring and neutral decor with front aspect upvc double glazed window, coving to ceiling, radiator.

**Bedroom Four**

13'6" x 7'1" (4.13 x 2.16)



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

**Bathroom**



Having wood effect cushion flooring and fully tiled walls with front and side aspect obscure upvc double glazed windows, pedestal wash hand basin with chrome hot and cold taps, bathtub with chrome mixer tap having shower attachment, airing cupboard, radiator.

**Toilet**

Having wood effect cushion flooring and neutral decor with side aspect obscure upvc double glazed window, coving to ceiling.

**OUTSIDE**

**Garage**

An attached single garage with light, power, metal up and over door, part obscure glazed upvc personnel door with side window, gas combination boiler.

**Frontage and Driveway**

To the front you will find a pressed concrete driveway with adequate parking for at least three cars, along with a decorative gravel border with some herbaceous planting.

**Rear Garden**



Accessed via a gate from the front you will find a generous, enclosed garden which is very private and has been landscaped to provide a mixture of lawn, decked patio and decorative gravel borders with some planting. You will also find an outdoor power point and cold water tap.

Also in the garden you will find a timber structure which is currently used as an outdoor study, though could fulfil many other uses. This space benefits from upvc double glazed windows, French doors and electric power points.

## 37 Belfield Road, Etwall, Derby, DE65 6JN

### Material Information

Verified Material Information

Council tax band: D

Council tax 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 bathroom, 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: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Garage and Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: D

### Buying to Let?

Guide achievable rent price: £1300 pcm

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

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

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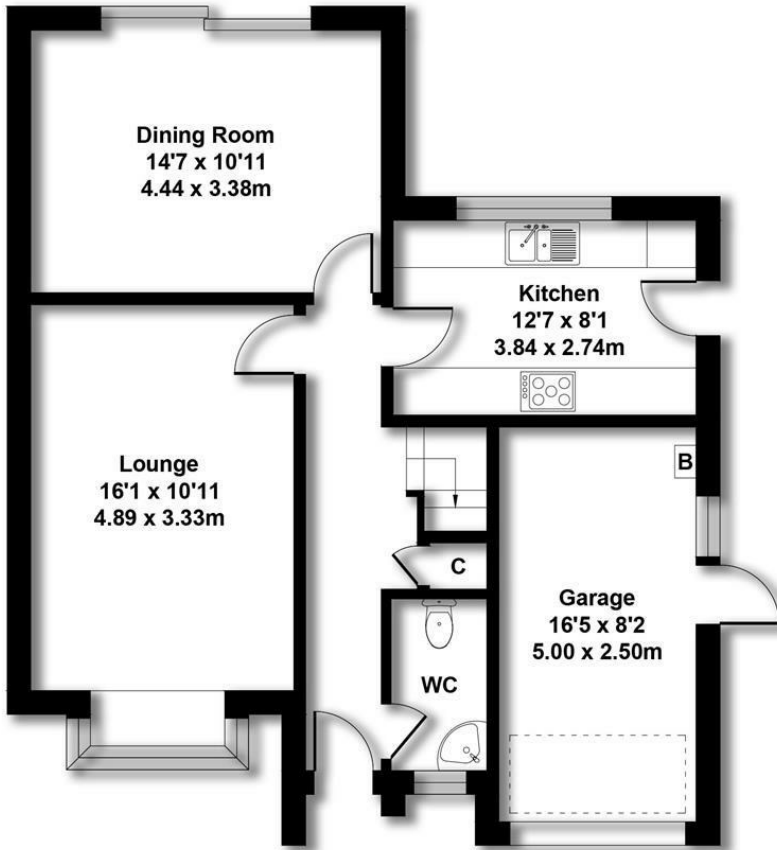
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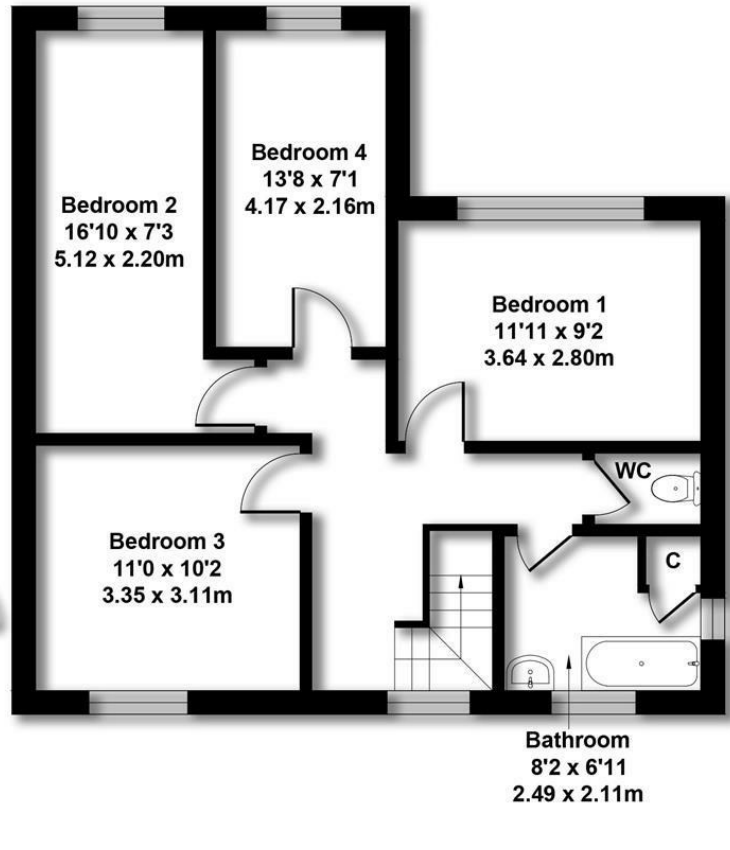
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# 37 Belfield Road

Approximate Gross Internal Area  
1399 sq ft - 130 sq m



GROUND FLOOR



FIRST FLOOR

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		
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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