



18 Mitchells Close, Etwell, Derby, DE65 6PW

Guide Price £425,000

CHAIN FREE: An immaculate detached property in Etwell, next to protected woodland. Features a spacious reception room with a fireplace, open-plan kitchen with conservatory, three bedrooms (master with en-suite), luxury bathroom, driveway parking for three vehicles, double garage, and a private, south-facing walled garden. Ideal for families.



Sales: 01283 777100
Lettings: 01332 511000

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Summary Description

For sale, an immaculate detached property boasting a superb location in the highly sought after village of Etwall. This impressive residence is nestled next to protected woodland, providing not only stunning views but also an unmatched sense of tranquillity and peace.

The property features a single, spacious reception room, complete with a charming fireplace and a bay window that floods the area with natural light. This room offers a serene atmosphere, perfect for family gatherings or quiet evenings by the fire.

The well-appointed open-plan kitchen offers ample dining space and direct access to a lovely conservatory, making it the heart of the home. The kitchen is designed to cater to all your culinary needs whilst also being a comfortable space for family meals and socializing.

This property accommodates three bedrooms. The master bedroom is a double room with an en-suite and a bay fronted design, which allows an abundance of natural light to brighten the room. Two other bedrooms are double and single respectively, both offering serene garden views.

Complementing the bedrooms is an immaculate bathroom that exudes a sense of luxury and comfort, ensuring all your relaxation needs are met.

The exterior of the property is as impressive as the interior. It boasts driveway parking for at least three vehicles and a detached double garage, offering plenty of storage and parking space. The corner plot layout of the property also provides excellent potential for further development (subject to approval).

One of the standout features of this property is its private, walled garden. South facing and beautifully maintained, it's an ideal space for outdoor dining, entertaining, or simply relaxing.

The property is ideally located near public transport links, schools, and local amenities. The strong local community, quiet surroundings, and easy access to walking and cycling routes make this property an excellent choice for families.

In summary, this exquisite property, with its unique features and prime location, is an excellent opportunity for those seeking a blend of luxury, comfort, and accessibility. It's more than just a home; it's a lifestyle choice.

Entrance Hall

Carpeted and neutrally decorated with front aspect part obscure glazed galvanised main entrance door, radiator.

Guest Cloakroom

Having cushion flooring and neutral decor with front aspect part obscure upvc double glazed window, pedestal wash hand basin with chrome hot and cold taps and tiled splashback, low flush wc, radiator.

Lounge

17'9" x 11'0" (5.43 x 3.36)



Carpeted and stylishly decorated with front aspect upvc double glazed bay window, Adam style stone fireplace with electric fire, telephone and tv point, two radiator.

Kitchen/Diner

17'1" x 12'11" (5.22 x 3.94)



Having Welsh slate flooring and neutral decor with rear and side aspect upvc double glazed windows, a range of fitted wall and floor units to cream in Shaker style with wood effect roll edge worktop and tiled splashbacks, under counter space and plumbing for appliances, inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap, integrated electric oven with gas hob over and extractor hood, under stairs storage cupboard, wall mounted Ideal gas boiler, two radiators, space for table and access to conservatory.

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Conservatory

9'5" x 8'0" (2.88 x 2.46)



Having ceramic tiled flooring and neutral decor with upvc double glazed windows and translucent roof, tv point, access to garden.

Stairs/Landing

Carpeted and neutrally decorated with wooden spindle staircase, side aspect upvc double glazed window, airing cupboard with hot water cylinder, access to roof space, radiator. The attic has power sockets, lighting and is part boarded.

Bedroom One

13'10" x 10'6" (4.22 x 3.21)



Carpeted and neutrally decorated with front aspect upvc double bay window, fitted wardrobes, radiator.

En Suite

Having cushion flooring and stylish decor with side aspect obscure upvc double glazed window, low flush wc, pedestal wash hand basin with chrome hot and cold taps, shower enclosure with electric shower, tiled splashbacks, inset lights to ceiling, radiator.

Bedroom Two

10'8" x 11'0" (3.26 x 3.36)

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

Bedroom Three

7'7" x 7'1" (2.32 x 2.17)

Carpeted and neutrally decorated with rear aspect upvc double glazed window, telephone point, radiator.

Bathroom



Having cushion flooring and stylish decor with front aspect obscure upvc double glazed window, tiled splashbacks, inset lights to ceiling, pedestal wash hand basin with chrome mixer tap, low flush wc, pedestal wash hand basin with chrome hot and cold taps, tiled splashbacks, radiator.

OUTSIDE

Garage



To the side of the property you will find an incredibly tidy double detached garage with painted floor and walls, twin metal up and over doors, light, power and rear personnel door.

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Frontage and Driveway



To the front you will find a small section of lawn with herbaceous planting, and a double Tarmac driveway leading to the detached garage.

Rear Garden



Accessed via a wooden side gate, the conservatory or from the garage, you will find an enclosed mostly private garden which has been attractively landscaped to provide a good mixture of block paved patio, lawn, some herbaceous planting and three centrepiece conifer trees. To the side, between the house and garage is a section of lawn which provides an excellent opportunity for further development, subject to planning permission. Cold water tap.

NOTE: The three conifers in the rear garden have Tree Preservation Orders (TPO) in place, though there is planning consent granted to remove the tree closest to the house. The vendor states that he is happy to have the tree removed, but will wait for the buyers confirmation of their requirements for this.

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: 3 bedrooms, 2 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: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Garage, Driveway, and Off Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: Yes

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: C

Buying to Let?

Guide achievable rent price: £1100pcm

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



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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

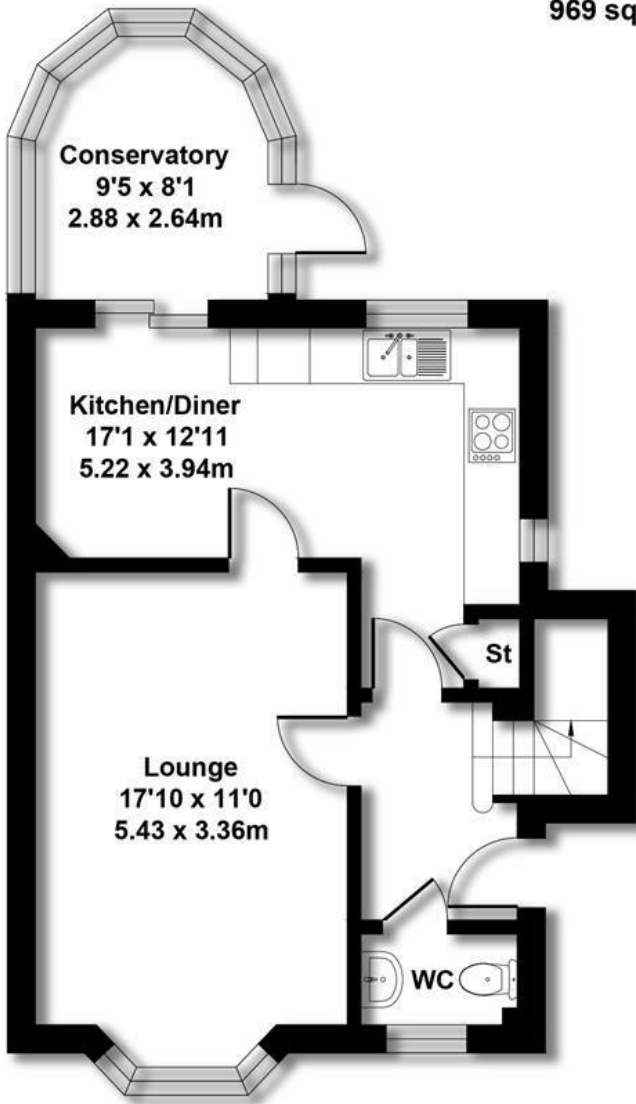
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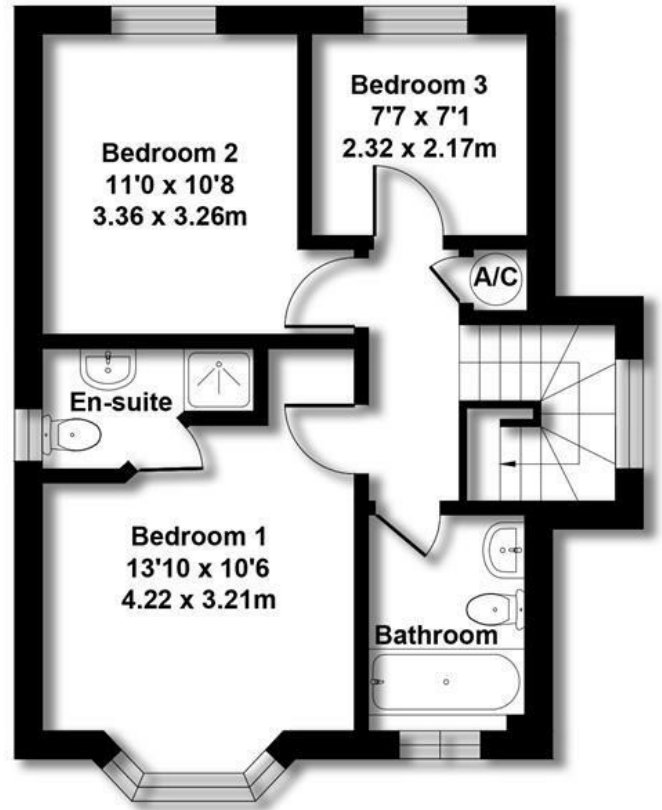
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Approximate Gross Internal Area
969 sq ft - 90 sq m



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			85
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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