

35 The Bancroft, Etwell, Derby, Derbyshire, DE65 6NF

Offers Over £325,000

We are delighted to present this superb detached property for sale in a sought-after location. It features three double bedrooms, a modern bathroom, two reception rooms, a garden-view kitchen, a conservatory, and ample parking. The home offers a tranquil setting, strong community, local amenities, and nearby schools, perfect for families.



Sales: 01283 777100
Lettings: 01332 511000

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35 The Bancroft, Etwall, Derby, Derbyshire, DE65 6NF

Summary Description

We are delighted to present this detached property for sale. Set in a sought after location, this house is in superb condition and offers a quiet setting with a strong local community, local amenities, and nearby schools.

This beautifully kept property features three double bedrooms. The master bedroom has built-in wardrobes and a walk-in closet, adding to the sense of luxury. The versatility of this room is enhanced by the separate dressing area, which could easily serve as a nursery, study, or even a fourth bedroom. The second and third bedrooms also offer double bed space with built-in wardrobes and a walk-in closet respectively, providing ample storage space.

There is one modern styled bathroom which complements the overall ambiance of the house.

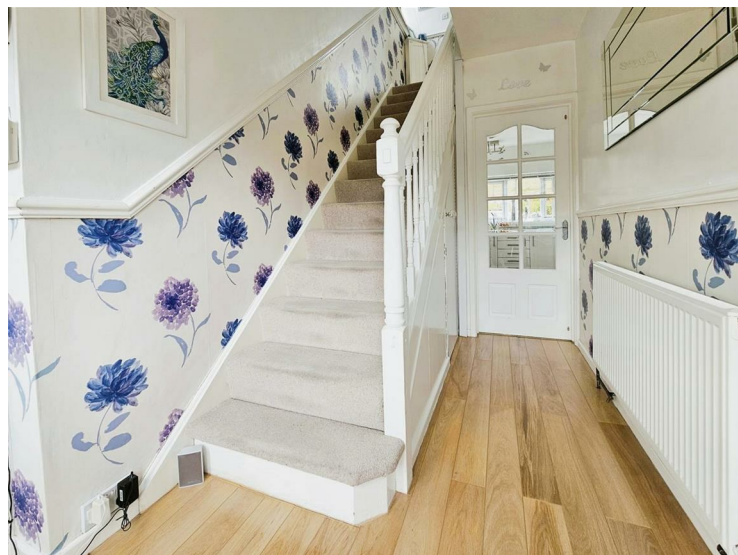
The property boasts two reception rooms. The first is an open-plan space with wood parquet flooring and a fireplace, offering a cozy atmosphere. The second reception room which is currently being used as a study, gives a beautiful garden view and has direct access to the garden, making it an ideal space for entertaining or relaxation.

The kitchen is another highlight of this property. Overlooking the garden, it offers a serene view and direct garden access, making meals more enjoyable.

Additional features include a conservatory and a garden, making this home perfect for families. Plus, the property is set on a corner plot, offering a generous outdoor space. Parking is also available, adding to the convenience of this home.

This property truly stands out with its unique features and prime location. The strong local community and the tranquility it offers make this home a perfect choice for families seeking a balance of comfort and convenience.

Entrance Hall



Having wood effect laminate flooring and stylish decor with front

aspect part obscure upvc double glazed main entrance door with side windows, radiator, under stairs storage.

Lounge/Diner

22'6" x 13'8" (6.88 x 4.17)



Having wood parquet flooring and neutral decor with front aspect upvc double glazed window, rear aspect sliding patio door to conservatory, Adam style wooden fireplace with wall mounted contemporary electric fire, tv point, internet point, radiator.

Kitchen

11'2" x 9'4" (3.41 x 2.85)



Having wood effect laminate flooring and neutral decor with rear and side aspect upvc double glazed windows, side aspect obscure upvc double glazed door to garden, a range of fitted wall and floor units to white gloss in Shaker style with inset stainless steel sink with chrome mixer tap and drainer, inset ceramic hob with chimney style extractor hood over, integrated electric oven, under counter space and plumbing for washing machine, radiator.

Study / Bedroom Four
9'8" x 9'8" (2.95 x 2.96)



Having wood effect laminate flooring and neutral decor with front aspect upvc double glazed window, rear aspect sliding patio door to garden, radiator.

Conservatory
9'3" x 9'10" (2.83 x 3)



A upvc double glazed conservatory with attractive mosaic tiled flooring and sliding patio door to garden.

Stairs/Landing



Carpeted and stylishly decorated with side aspect upvc double glazed window, wooden spindle balustrade, airing cupboard and access to a very usable roof space via fitted ladders.

Bedroom One
9'9" x 9'8" (2.98 x 2.96)



Having wood effect laminate flooring and neutral decor with double aspect upvc double glazed windows, beamed ceiling detail, radiator.

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Dressing Area/Bedroom Four

8'3" x 8'5" (2.54 x 2.58)



At the entrance to bedroom one you will find a very versatile space, which is currently being used as a dressing area, though could easily be used as a single bedroom, nursery or study.

Bedroom Two

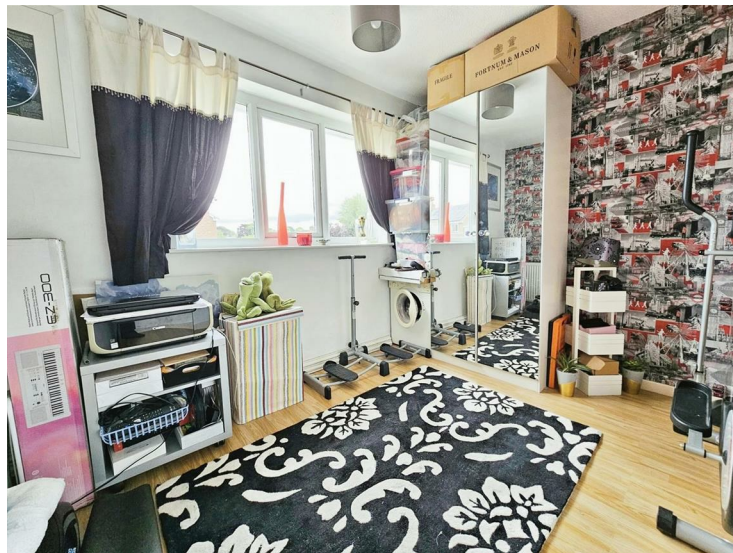
11'3" x 11'4" (3.43 x 3.47)



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

Bedroom Three

8'7" x 11'4" (2.63 x 3.47)



Having wood effect laminate flooring, rear aspect upvc double glazed window, fitted wardrobe, radiator.

Bathroom



Having ceramic tile effect cushion flooring and neutral decor with rear aspect obscure upvc double glazed window, low flush wc, pedestal wash hand basin with chrome monobloc tap, P bathtub with chrome mixer tap and plumbed shower over, tiled splashbacks.

OUTSIDE

Frontage

To the front you will find an attractively landscaped garden, with pressed resin pathway and shallow terracing with reclaimed railway sleepers with decorative gravel borders, artificial lawn and some planting.

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Rear Garden



To the rear you will find a generous, enclosed garden which has been attractively landscaped to provide a mixture of decorative border with water feature, blocked paved patio and artificial lawn. There is adequate space for a shed in an enclave to the side, and greenhouse at the foot of the driveway.

Driveway

Beyond double timber gates and within the rear garden you will find a double tandem driveway.

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 - Great, Three -

Excellent, EE - Excellent

Parking: Driveway, Gated, Off Street, Private, and Rear

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: £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 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 ///shampoos.quietest.weekends



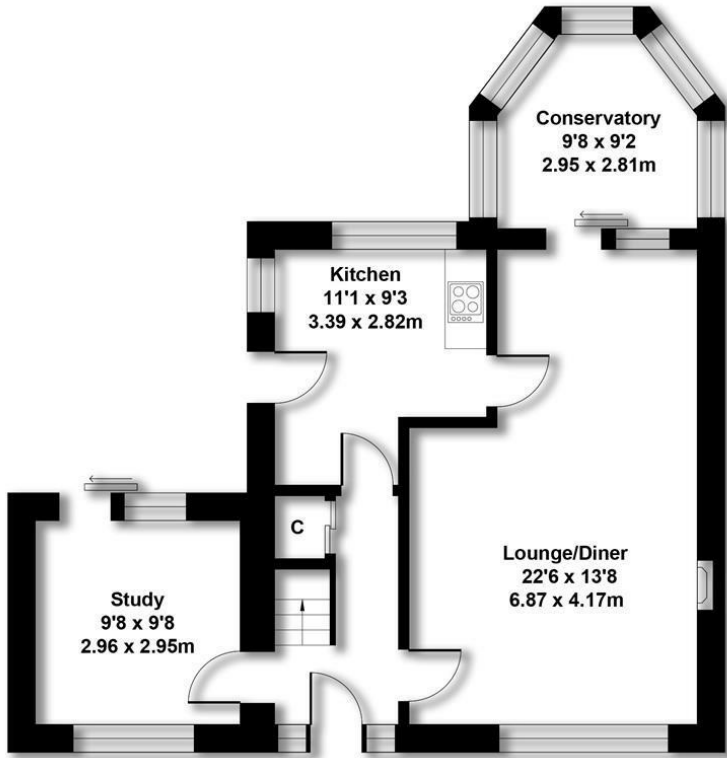
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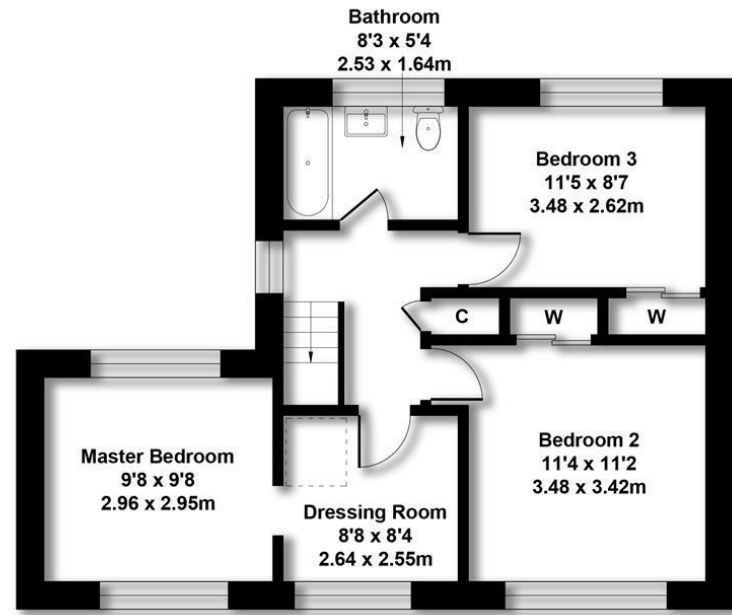
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35 The Bancroft

Approximate Gross Internal Area
1205 sq ft - 112 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 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 | | |
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| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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