



**49 Arkwright Way, Etwall, Derby, DE65 6RW**

**£320,000**

This well presented 4-bedroom detached house, featuring a spacious reception room, open-plan kitchen with garden access, and generous sleeping accommodations, is ideal for families seeking a peaceful and convenient living environment near schools and green spaces.

## Public Notice

Property Address: 49 Arkwright Way, Etwall, DE65 6RW  
We advise that an offer has been made for the above property in the sum of £315,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: Scoffield Stone Estate Agents, 6 Witham Close, Hilton, Derby, DE65 5JR  
Agents Telephone Number: 01283 777100

## Summary Description

Scoffield Stone are pleased to present this stunning 4-bedroom detached house, now available for sale. This property has been neutrally decorated, offering a tranquil and fresh living environment ready for personal touches.

Upon entering the house, you're welcomed by a spacious reception room, which features a bay window that fill the room with natural light. This room is ideal as a comfortable lounge area for relaxation and entertainment.

This property benefits from one well-equipped, open-plan kitchen. It features a utility room, dining space, and direct access to the garden. The kitchen also offers a view of the garden, providing a serene backdrop while you prepare your meals.

The sleeping accommodation is generous, with four well-proportioned bedrooms. The first bedroom is a double with an en-suite bathroom and built-in wardrobes, providing ample storage space. The second and third bedrooms are also doubles, offering plenty of room for comfort. The fourth bedroom is a single, perfect for a child or as a home office.

The house boasts a stylish family bathroom, combining practicality with style.

One of the unique features of this property is its exterior, which includes a secure parking area, a single garage, and a private garden.

Located in a sought-after location, the property is conveniently positioned near schools, local amenities, and green spaces. For outdoor enthusiasts, there are nearby parks, walking routes, and cycling routes.

This property is ideal for families seeking a comfortable, peaceful, and convenient living environment.

## Entrance Hall

Having tile effect cushion flooring and neutral decor with front aspect part obscure glazed composite main entrance door, radiator, under stairs storage cupboard.

## Lounge

16'11" x 11'2" (5.17 x 3.41)



Carpeted and stylishly decorated with front aspect upvc double glazed bay window, multimedia socket, two radiators.

## Kitchen/Diner

13'10" x 19'6" (4.22 x 5.95)



Having ceramic tile effect cushion flooring and stylish decor with rear aspect upvc double glazed French doors to garden, rear aspect upvc double glazed window, a range of fitted wall and floor units to white with stone effect worktops, inset composite sink with drainer, vegetable preparation and chrome mixer tap, inset electric hob with chimney style extractor hood over, integrated double electric oven, integrated fridge/freezer, tv point, two radiators.

## Utility Room

5'9" x 4'3" (1.77 x 1.3)

Having ceramic tile effect cushion flooring and neutral decor with side aspect obscure glazed composite door to driveway, stone effect worktop, wall mounted gas boiler, radiator.

#### Guest Cloakroom

Having ceramic tile effect cushion flooring and neutral decor with front aspect upvc double glazed window, wall mounted wash hand basin with chrome monobloc tap, radiator.

#### Stairs/Landing

Carpeted and neutrally decorated with side aspect upvc double glazed window, wooden spindle balustrade, walk in storage cupboard, radiator, access to roof space.

#### Bedroom One

10'2" x 11'0" (3.12 x 3.36)



Carpeted and neutrally decorated with front aspect upvc double glazed window, fitted wardrobe, tv point, radiator.

#### En Suite Shower Room

Having ceramic tiled flooring and neutral decor with inset lights to ceiling, tiled splashbacks, wall mounted wash hand basin with chrome monobloc tap, low flush wc, double shower enclosure with plumbed shower, radiator.

#### Bedroom Two

12'7" x 8'6" (3.86 x 2.6)



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

#### Bedroom Three

6'8" x 10'9" (2.04 x 3.28)



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

### Bedroom Four

7'4" x 8'2" (2.25 x 2.49)



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

### Bathroom



Having ceramic tiled flooring and neutral decor with side aspect obscure upvc double glazed window, inset lights to ceiling, tiled splashbacks, low flush wc, wall mounted wash hand basin with chrome monobloc tap, bathtub with chrome mixer tap having shower attachment, heated towel rail.

### OUTSIDE

#### Garage

A detached single garage with metal up and over door.

#### Rear Garden

Accessed via a gate from the driveway is an enclosed garden with paved patio, lawn and raised planting.

#### Material Information

{Material Information - To be provided by the vendor}

### 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 or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

### Buying to Let?

Guide achievable rent price: £1300.00 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. 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.

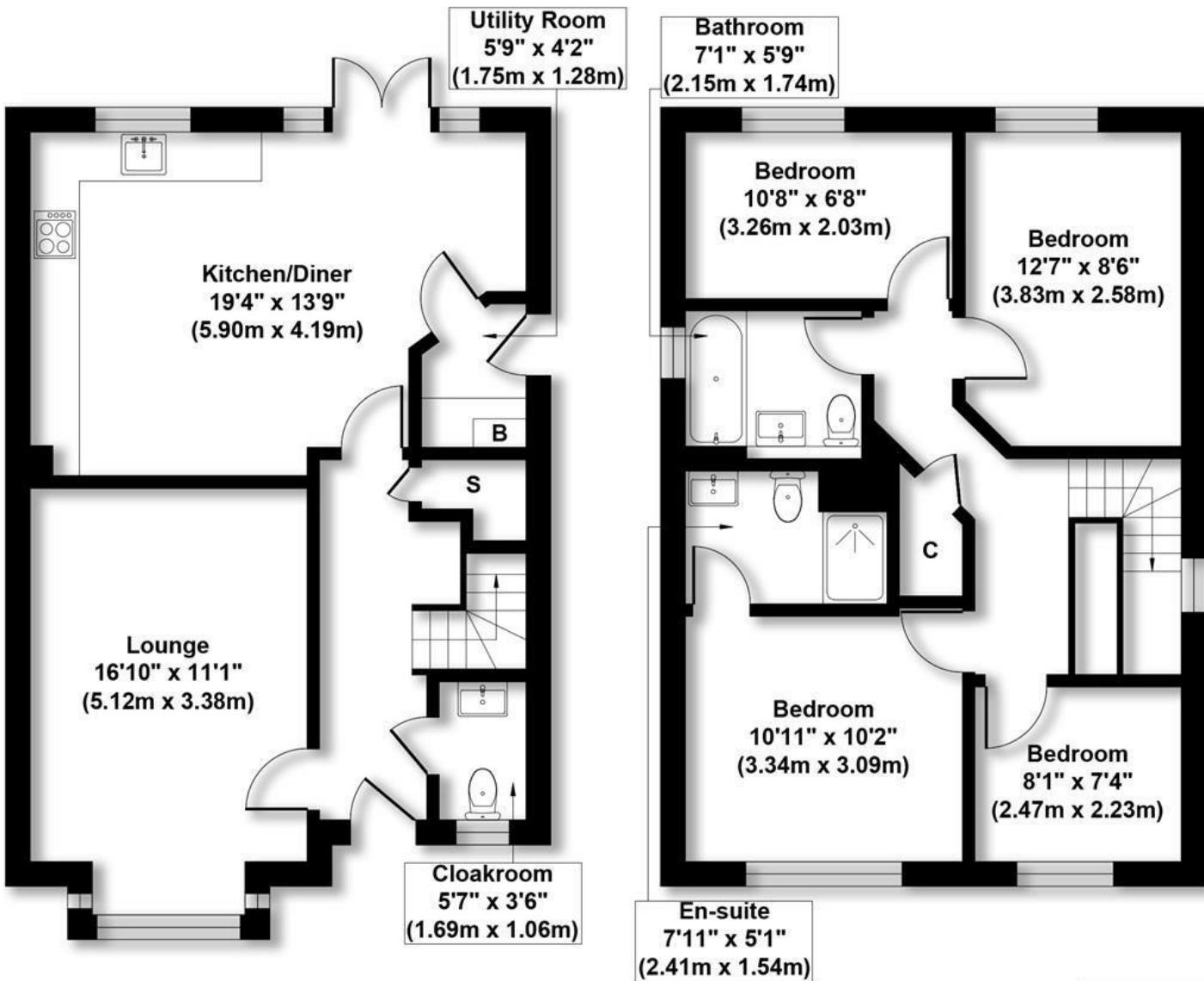
### Location / what3words

what3words ///elects.agreement.offerings

# 49 Arkwright Way

Approximate Gross Internal Area

1152 sq ft - 107 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			
EU Directive 2002/91/EC		80	90
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			
EU Directive 2002/91/EC			
England & Wales			
EU Directive 2002/91/EC			



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