



11 The Bancroft, Etwall, Derby, Derbyshire, DE65 6ND

£270,000

Chain Free - With planning permission to extend - This semi-detached chalet bungalow, in a prime location with abundant amenities, features three bedrooms, an open-plan living area, and a wrap-around garden, making it ideal for families, couples, investors, and those looking to downsize.

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Summary Description

This semi-detached chalet bungalow, now available for purchase, is presented in good condition and nestled in a highly sought-after location brimming with nearby amenities, schools, public transport links, parks, and scenic walking and cycling routes.

The property has been granted planning permission for the erection of a two-storey side extension, offering an exciting opportunity to further enhance and expand the living space to suit a variety of needs.

The ground floor features an inviting single bedroom and an open-plan reception room that serves as a lounge/diner, complete with large windows, a fireplace, and access to the garden. Bathed in natural light, this space enjoys lovely views of the wrap-around, low-maintenance garden. An additional reception room, a conservatory, also benefits from large windows and direct garden access. A well-equipped kitchen with integrated appliances and a garden outlook completes the ground floor.

Upstairs, you'll find two generously sized double bedrooms, one of which benefits from built-in wardrobes, adding to the home's overall practicality. A contemporary shower room serves all three bedrooms.

Externally, the property continues to impress with a driveway offering parking for two vehicles and a single garage. The wrap-around garden is both attractive and low-maintenance, providing ample space for relaxation or outdoor entertaining.

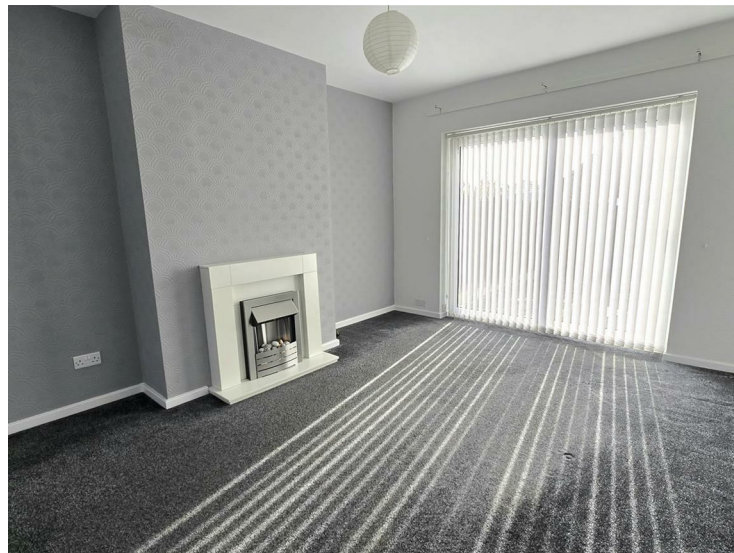
This property is ideally suited to a wide range of buyers, including investors, families, couples, and those looking to downsize. With its unique features, planning potential, and prime location, it offers the perfect blend of comfort, practicality, and future opportunity, a home with character and room to grow.

Entrance Hall

Carpeted and neutrally decorated with front aspect obscure upvc double glazed door and window, under stairs storage cupboard, telephone point, radiator.

Lounge/Diner

26'2" x 11'7" (8 x 3.55)



Carpeted and neutrally decorated with front aspect upvc double glazed window, rear aspect upvc double glazed sliding patio doors to garden, fireplace with electric fire, tv point, two radiators.

Kitchen

10'4" x 9'6" (3.16 x 2.9)



Having ceramic tiled flooring and neutral decor with rear aspect upvc double glazed window, fitted wall and floor units with stone effect roll edge worktop and tiled splashbacks, inset composite sink with drainer, vegetable preparation and chrome mixer tap, integrated electric hob with extractor over, integrated electric oven, integrated freezer, integrated fridge, under counter space and plumbing for washing machine.

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Conservatory

9'11" x 7'2" (3.03 x 2.19)



Having wood effect cushion flooring and neutral decor with upvc double glazed windows and door to garden, translucent roof, wall mounted electric heater.

Bedroom

8'5" x 6'2" (2.58 x 1.9)



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

Shower Room

6'6" x 6'2" (1.99 x 1.9)



Having wood effect laminate and fully tiled walls with side aspect obscure upvc double glazed window, low flush wc, pedestal wash hand basin with chrome monobloc tap, shower enclosure with electric shower, chrome heated towel rail.

Stairs/Landing

Carpeted and neutrally decorated.

Bedroom

11'10" x 9'9" (3.62 x 2.98)

Carpeted and neutrally decorated with side aspect upvc double glazed window, fitted wardrobes, fitted dressing table and bedside cabinets, telephone point, radiator.

Bedroom

12'11" x 8'8" (3.94 x 2.71)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, airing cupboard with hot water cylinder, radiator.

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Toilet

Carpeted and neutrally decorated with rear aspect upvc double glazed window, low flush wc, wall mounted wash hand basin with chrome hot and cold taps and tiled splashback.

OUTSIDE

Frontage & Driveway



A garden greets you at the entrance to the property and is landscaped to provide light terracing with decorative gravel. To the rear of the property you will find a Tarmac driveway with adequate parking for two cars parked in tandem.

Rear Garden



Enveloping the side and rear of the property you will find an enclosed garden which has been landscaped to provide a mixture of paved patio, decorative gravel borders and some raised planting borders. Outdoor power sockets.

Material Information

Verified Material Information

Council tax band: C
Tenure: Freehold
Property type: Bungalow
Property construction: Standard form
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: FTTP (Fibre to the Premises)

Mobile coverage: O2 - OK, Vodafone - Poor, Three - Good, EE - Good

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

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area 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

For additional information, please follow the link:
<https://moverly.com/sale/XZwFzXoqbE88A631jeEDFB/view>

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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.

Planning Permission

11 The Bancroft has planning permission granted for the erection of a two storey side extension with rear dormer.

Ref. No. DMPA/2024/1523

Made valid on: 4 February 2025

A link to the planning application can be found here:
<https://tinyurl.com/11TheBancroft-PP>

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: £900pcm

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.

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Location / what3words

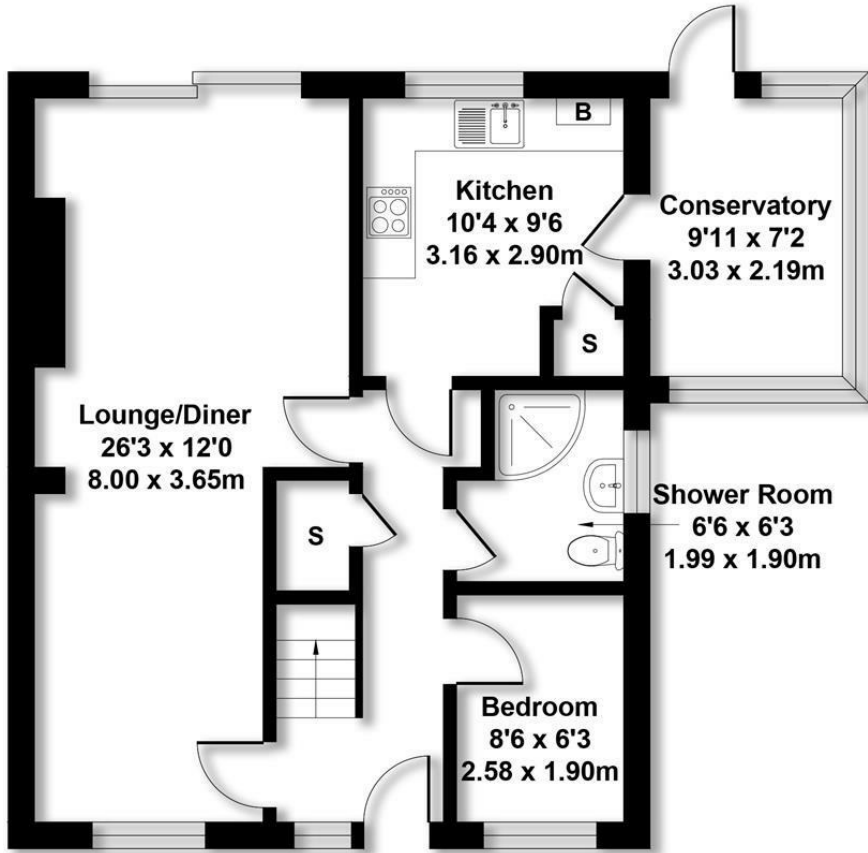
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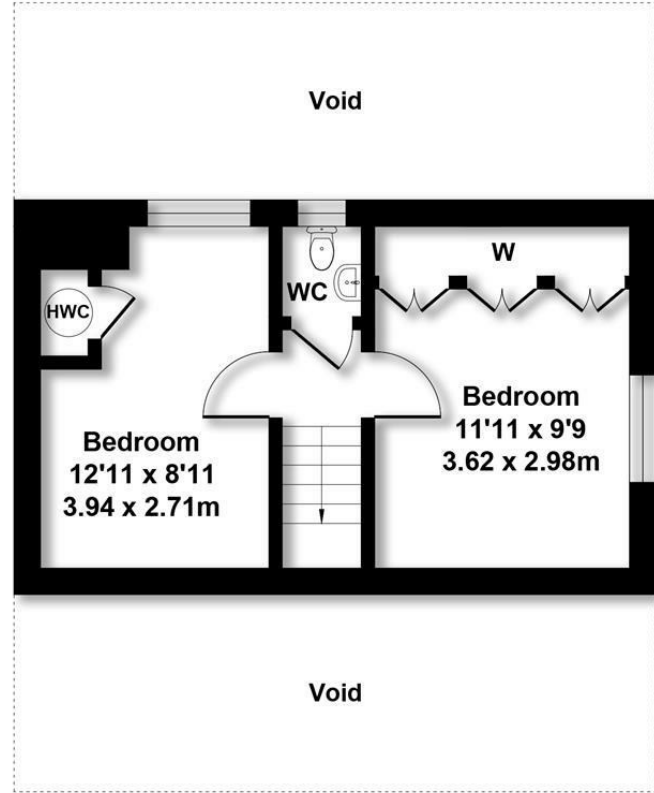
Sales: 01283 777100
Lettings: 01332 511000
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11 The Bancroft

Approximate Gross Internal Area
958 sq ft - 89 sq m

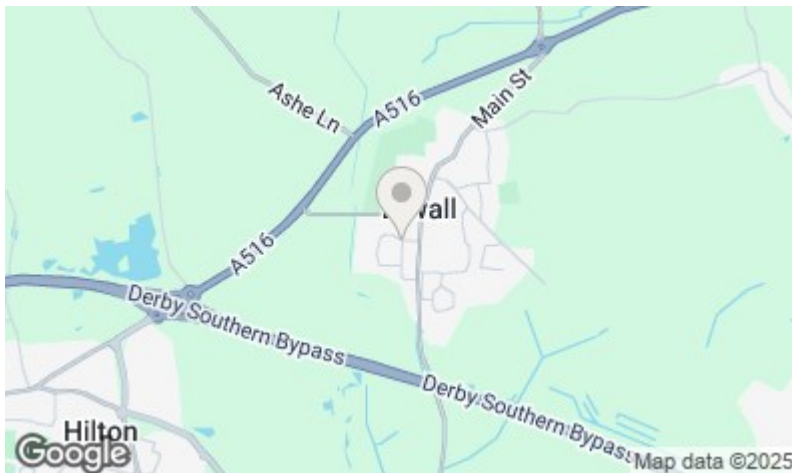
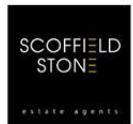


GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Hilton Office
Unit 6, Neighbourhood Centre
Witham Close,
Hilton, Derby DE65 5JR

t: Sales 01283 777100
t: Lettings 01332 511000
e: info@scofieldstone.co.uk
w: www.scofieldstone.co.uk

Co Reg No. 8975758 VAT No. GB186513980