



3 Oaklands Road, Etwall, Derby, DE65 6JJ

£350,000

This charming and character-filled detached house in a sought-after village location offers three double bedrooms, two reception, a modern kitchen with a roof lantern, a beautifully landscaped garden, and ample parking, making it an ideal home for a growing family seeking a vibrant community with easy access to amenities and outdoor activities.

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Summary Description

This delightful, detached house is a picture of charm and character, nestled in a sought-after village location. It is currently for sale, presented in excellent condition, ready for a family to make it their home. The property features two spacious reception rooms, the lounge being adorned with a cosy fireplace, and offering views and access to the beautifully landscaped private garden.

The house comprises three double bedrooms, providing ample space for a growing family. A stylish and contemporary shower room serves these bedrooms, offering a modern twist to the classic English home aesthetic.

The heart of the house is undoubtedly the kitchen. Fitted with modern appliances, a kitchen island, and a breakfast area, this room is the perfect setting for family meals and gatherings. A unique roof lantern floods the room with natural light. This well-designed kitchen also offers direct access to the picturesque garden, seamlessly blending indoor and outdoor living spaces.

This property boasts a block paved driveway, offering off-street parking for at least three cars side by side. In addition, it has a single attached garage, providing additional secure parking or storage space.

The location of the property is ideal, with public transport links, schools, local amenities, and green spaces all within easy reach. Nearby parks, walking routes, and cycling routes offer plenty of outdoor activities for the active family. This home truly is a gem in a vibrant village community.

Entrance Porch

Carpeted with exposed brick finish and upvc double glazed windows and main entrance door.

Hallway

Carpeted and stylishly decorated, radiator, under stairs storage.

Lounge

19'6" x 10'9" (5.96 x 3.30)



Carpeted and neutrally decorated with front aspect upvc double glazed window, rear aspect upvc double glazed sliding patio doors, stone fireplace with inset electric fire, tv point, radiator.

Dining Room

8'10" x 15'9" (2.7 x 4.82)



Carpeted and stylishly decorated with side aspect obscure upvc double glazed window, radiator, telephone point.

Kitchen

11'1" x 14'9" (3.4 x 4.52)



Located within an extension to the original build this stylish space is neutrally decorated, has side aspect obscure upvc double glazed window, rear aspect upvc double glazed window with view to the rear garden, glazed roof lantern, fitted wall and floor units with wood effect worktops, centre island console with storage, breakfast bar and inset induction hob. Inset ceramic hob with drainer, vegetable preparation and chrome mixer tap, integrated electric oven and second combination oven/microwave, integrated dishwasher, integrated washing machine.

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Guest Cloakroom



Carpeted and stylishly decorated with front aspect obscure upvc double glazed window, low flush wc, wall mounted wash hand basin with chrome monobloc tap and tiled splashbacks.

Stairs/Landing

Carpeted and neutrally decorated with front aspect upvc double glazed window, access to roof space.

Bedroom One

9'2" x 14'7" (2.81 x 4.47)



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

Bedroom Two

10'0" x 11'2" (3.07 x 3.42)



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

Bedroom Three

9'2" x 12'0" (2.81 x 3.67)

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

Family Shower Room

9'10" x 8'2" (3.00 x 2.49)



A stylish shower room having ceramic tiled flooring and neutral decor with front and side aspect obscure upvc double glazed window, vanity cupboards with inset wash hand basin having chrome monobloc tap, and low flush wc, double shower enclosure with electric shower, airing cupboard, chrome heated towel rail.

OUTSIDE

Frontage and Driveway

To the front a block paved driveway provides parking for at least three cars parked side by side.

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Rear Garden



Accessed via a side gate from the driveway you will find an enclosed and very private garden which has been beautifully landscaped to provide a mixture of paved patio, lawn, established herbaceous borders with some tree growth as well. Wooden summer house and lean to shed.

Material Information

Verified Material Information

Council tax band: E
Tenure: Freehold
Property type: House
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: Double glazing
Broadband: FTTN (Fibre to the Premises)
Mobile coverage: O2 - OK, Vodafone - OK, Three - Good, EE - Good
Parking: Driveway, Off Street, Private, and Garage
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: No
Energy Performance rating: Survey Instructed

For additional material information, please follow the link:
<https://moverly.com/sale/NUYshW2QG4t7iZTcjW4dZM/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.

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: £1150 pccm

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.

Location / what3words

[what3words ///responses.downhill.tycoons](https://what3words.com/what3words:///responses.downhill.tycoons)



Sales: 01283 777100
Lettings: 01332 511000
www.scofieldstone.co.uk

3 Oaklands Road

Approximate Gross Internal Area
1335 sq ft - 124 sq m

Kitchen
14'10 x 11'1
4.52 x 3.39m

Dining Room
15'10 x 8'11
4.82 x 2.71m

Lounge
19'7 x 10'10
5.96 x 3.30m

Garage
16'5 x 8'9
5.00 x 2.67m

WC
6'5 x 2'11
1.96 x 0.88m

Bedroom 1
14'8 x 9'3
4.47 x 2.82m

Bedroom 3
12'0 x 9'2
3.67 x 2.79m

Bedroom 2
11'3 x 10'1
3.42 x 3.07m

Shower Room
9'10 x 8'2
3.00 x 2.48m

GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

SCOFFIELD
STONE
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(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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