



Belfield Road, Etwall Derby





Property Description

A large four bedroom, detached family home in the popular pretty village of Etwall in Derby that offers amazing potential and no upward chain! This fantastic family home offers abundant living space with two separate reception rooms and four large bedrooms! Externally the property sits on a reasonably sized plot with ample off road parking and well maintained and attractively designed front and rear gardens which befit a property of this size! Also a large double shed which is in reasonable condition.

The house is situated within a short and safe walking distance of both Etwall Primary school and John Port Spencer Academy (secondary school). Also the village centre which has a number of shops, take-aways and two pubs.

Book your viewing with Burchell Edwards today!

Entrance Hallway

Laminate flooring and central heating radiator.

Guest W.C

Double glazed frosted window to front elevation, W.C, wash hand basin and central heating radiator.

Lounge

15' x 11' 11" (4.57m x 3.63m)

Double glazed bay window to front elevation, feature fire with surround and tiled flooring.

Dining Room

20' 2" x 8' 11" (6.15m x 2.72m)

Double glazed windows to front and rear elevations, central heating radiator and tiled flooring.

Kitchen

14' 4" x 8' 10" (4.37m x 2.69m)

A range of wall and base units with work surface over incorporating a sink with drainer unit, electric hob and oven, space for fridge freezer, washing and dishwasher.

Utility Room

9' x 2' 9" (2.74m x 0.84m)

A range of storage units, space and connections for washing machine and tumble dryer.

Bedroom One

14' 7" x 10' 6" (4.45m x 3.20m)

Double glazed window to front elevation, central heating radiator and carpet.

Bedroom Two

13' x 10' 6" (3.96m x 3.20m)

Double glazed window to rear elevation, central heating radiator and carpet.

Bedroom Three

12' 5" x 8' 6" (3.78m x 2.59m)

Double glazed windows to front and side elevations, central heating radiator and carpet.

Bedroom Four

8' 7" x 8' 2" (2.62m x 2.49m)

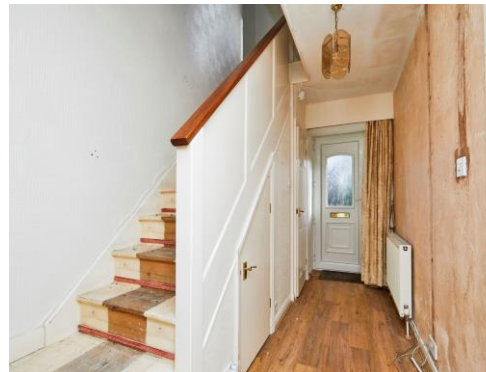
Double glazed window to rear elevation, central heating radiator and carpet.

Front Garden

Block paved driveway providing off road parking for two cars and lawn.

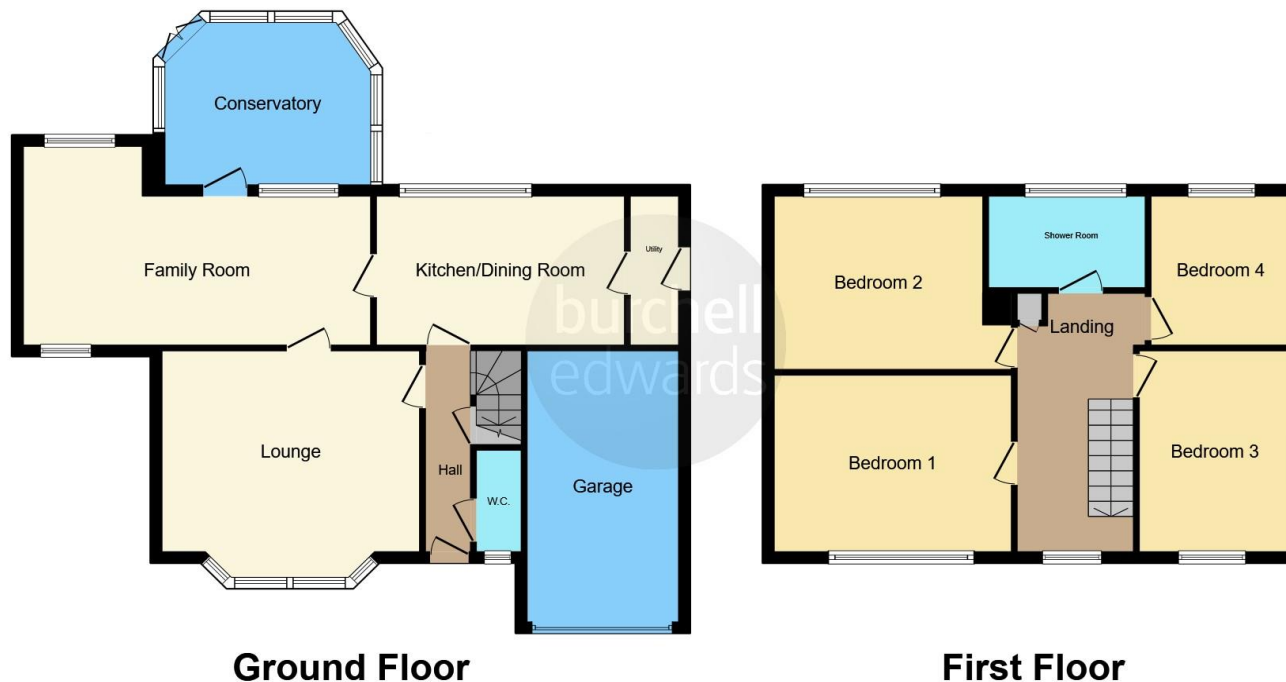
Rear Garden

Mainly laid to lawn and patio area.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: Awaited

Tenure: Freehold

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