

Old Station Close

Etwall, Derby, DE65 6PQ

John
German





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£575,000

Spacious family home of 2,000+ sq ft with flexible living and entertaining space. Offers five double bedrooms, including a principal en-suite, Jack & Jill en-suite, and family bathroom. Energy-efficient with solar panels, home battery, EV charger, and new air source heat pump.

Positioned within the highly sought-after village of Etwall which offers a superb range of everyday amenities including a Post Office, general stores, café, traditional pubs, pharmacy, leisure centre with gym and swimming pool, tennis courts, cricket pitch and a charming village church - all within easy walking distance.

Families are particularly well served by the excellent local schooling, within a short walk of, and in catchment for, both Etwall Primary School and John Port Spencer Academy. A regular bus service links the village to nearby towns including Derby, Tutbury and Burton upon Trent and there is a walking / cycle track adjacent to the Close that runs directly to Hilton and Derby. Rail links are available from nearby Willington railway station and Hatton railway station, while the A38 and A50 provide swift access to regional centres and beyond. Major airports including East Midlands Airport, Birmingham Airport and Manchester Airport are all within convenient driving distance.

Upon entering the property, you will find a light entrance hall, with a staircase up to the first floor, a convenient cloakroom space ideal for family storage, and door to the ground floor guest WC with pedestal wash basin. Doors from the hall lead you to the lounge/study or the dining kitchen.

The "L" shaped dining kitchen provides an open plan living space for the family, filled with natural light from the south facing windows and bi-fold doors which, when fully open, provide an impressive access to the rear garden. The kitchen has been refitted with an extensive range of contrasting modern units with under unit lighting, quartz worktops and upstands, inset one and half bowl sink and a useful island worktop space. It boasts a comprehensive range of appliances, including an eye level double oven with microwave and warming drawer, integrated full-height refrigerator, integrated dishwasher, induction hob with concealed extractor above and a Quooker tap for instant boiling water. The dining area links in seamlessly and provides plenty of space for a large dining table and chairs.

From the dining area two sets of double doors lead to the main living room or the second lounge/study, creating an open flow around the house, ideal for entertaining and keeping an eye on the varied activities of family life.

The main living room is an extremely generous space spanning the full depth of the property with patio doors opening into the rear garden and a lovely bay window to the front. The fireplace forms the focal point of the room featuring a large cast-iron wood burner. The second lounge / study is a highly versatile room with another bay window looking onto the front garden and suitable for use as a snug, sitting room, study or playroom.

Adjacent to the kitchen, is a door through to a utility room that has natural light from a side window. It is fitted with a range of matching units, under unit lighting, quartz worktop, a stainless steel sink and a mixer tap. There is space for a washing machine and a door into the integral single garage, ensuring ample easily accessible storage.

The stairs lead to a central landing with doors leading off to all the bedrooms, the family bathroom and a storage cupboard. The landing has two loft hatches, one of which leads to fully boarded practical loft space with Velux window and cupboards.

The master bedroom overlooks the front garden and has fitted wardrobes and a tiled en-suite fitted with a WC, vanity wash basin with storage beneath and a double shower enclosure. Two windows to the front create a lovely well-lit space. There are four further bright spacious double bedrooms, two of which share a Jack and Jill en-suite, refitted with a contemporary suite comprising double shower enclosure, vanity wash basin with storage beneath and a concealed flush WC with additional matching storage. Two of the bedrooms also have fitted wardrobes.

The family bathroom completes the accommodation, having been refitted with a contemporary suite comprising low flush WC, curved bath, walk-in shower with marble effect wallboard, vanity wash basin with storage beneath, and a chrome heated towel radiator.

Outside, the property is set back from the road behind a lawned front garden with herbaceous borders. There is gated access to the enclosed rear garden down both sides of the house, with one side having space for wood storage. The rear garden is mainly laid to lawn with a large timber deck, paved patio areas, ornamental borders and raised vegetable beds. It also includes a mature apple tree and a useful metal garden shed, which is included in the sale.

The house fully embraces sustainability, with 3.5kW of solar panels installed in 2010. These generate an income of approximately £2600pa from the government Feed in Tariff scheme. This benefit will pass to the new owners and last until 2035. Making use of the solar power and the installed 6.4 kWh battery to store the solar energy for use in the evening, will further reduce electricity bills. An air source heat pump (still with an 8 year warranty) and an EV charger complete the set of green additions. When combined with a suitable cheap overnight electricity tariff, most owners will see significant reductions in their running costs compared to a gas boiler and internal combustion engine car. To the side of the house and included on the plot is a surface water culvert maintained by the current owners.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Single integral garage & driveway with space for up to four cars

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Air source heat pump

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band E

(Purchasers are advised to satisfy themselves as to their suitability).

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/16062026

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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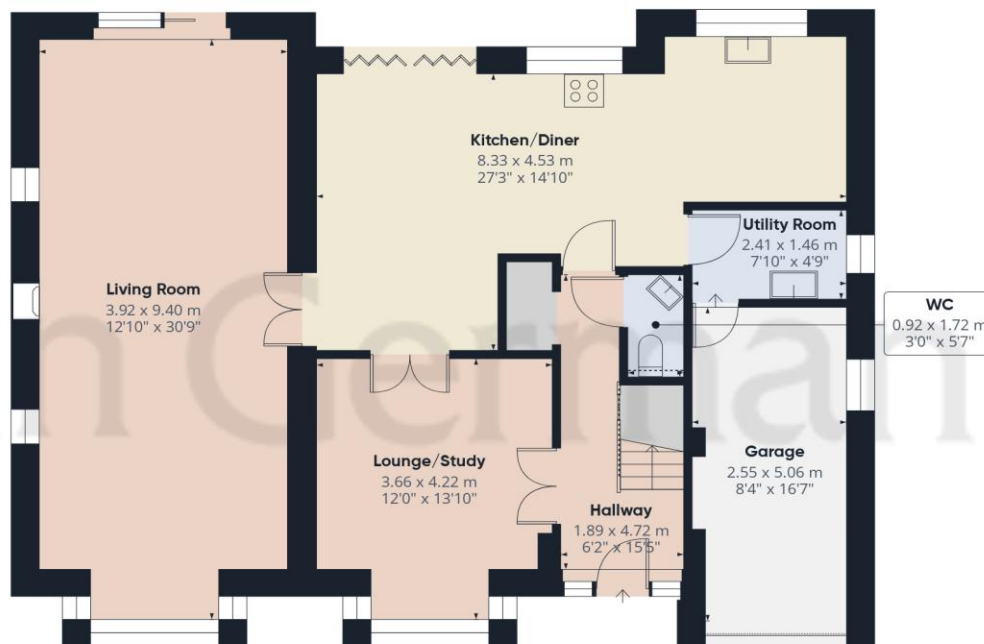




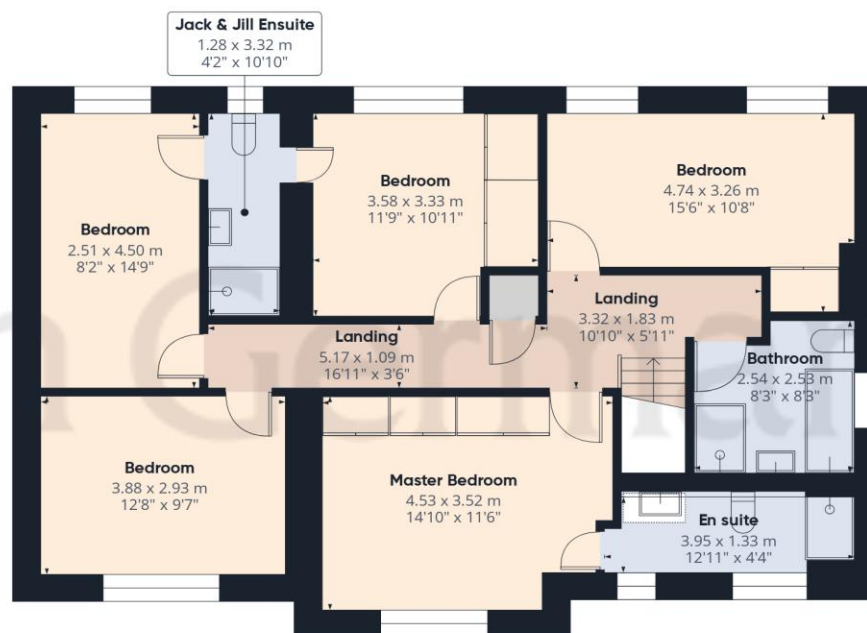


John German 





Ground Floor



Floor 1



Approximate total area⁽¹⁾

194.2 m²

2091 ft²

Reduced headroom

1.5 m²

17 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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