



Belfield Road, Etwall DERBY DE65 6JL

welcome to

Belfield Road, Etwall DERBY

Nestled in the quaint South Derbyshire village of Etwall, this detached house offers a lounge/dining room, conservatory, office, four well-proportioned bedrooms, a driveway and well-established garden, and plenty of local amenities and travel links to keep you well-connected.



Entrance Hall

Upon entry through the porch the entrance hallway provides access to the lounge/dining room, kitchen, office, downstairs w/c and first floor landing.

Kitchen

12' 7" x 8' 3" (3.84m x 2.51m)

Fitted kitchen comprising of base, wall and drawer units with an integrated sink, with space and plumbing for additional appliances. Finished with carpeted flooring, splashback tiling, a double-glazed window to the rear and connecting door to the utility.

Lounge

11' 9" x 11' 7" (3.58m x 3.53m)

Featuring a fireplace, finished with a double-glazed window to the front. Seamlessly flowing into the dining area.

Dining Room

11' 9" x 11' 6" (3.58m x 3.51m)

Accessed directly from the lounge a spacious dining area finished with sliding doors to the conservatory and a connecting door to the kitchen.

Office

Currently used as an office, offering plenty of potential to renovate to your desires. Finished with carpeted flooring, two double-glazed windows to the side.

Conservatory

11' 9" x 9' 3" (3.58m x 2.82m)

Allowing plenty of natural light to flood the room, a great space for relaxation. Finished with carpeted flooring and wrap-around double-glazed windows.

Landing

First floor landing providing access to four bedrooms and the shower room.

Bedroom One

12' x 10' 8" (3.66m x 3.25m)

Double bedroom finished with carpeted flooring, fitted wardrobes, cupboards, a radiator and double-glazed window to the front.

Bedroom Two

11' 9" x 9' 10" (3.58m x 3.00m)

Double bedroom finished with carpeted flooring, fitted wardrobes, a radiator and double-glazed window to the rear.

Bedroom Three

12' 9" x 8' 8" (3.89m x 2.64m)

Double bedroom finished with carpeted flooring, a radiator and double-glazed window to the front.

Bedroom Four

6' 8" x 6' 7" (2.03m x 2.01m)

Single bedroom finished with carpeted flooring, fitted wardrobes, an airing cupboard, and a double-glazed window to the rear.

Shower Room

Three-piece suite comprising of a wash-hand basin vanity, low-level w/c and shower cubicle. Finished with carpeted flooring and a frosted double-glazed window to the rear.

External

To the front, a driveway providing off-road parking for multiple vehicles, alongside a laid-to-lawn patch. To the rear, mainly laid-to-lawn, surrounded by shrubbery and wooden fencing, adding an element of privacy, with a patio area perfect for seating.



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welcome to

Belfield Road, Etwall DERBY

- SPACIOUS FOUR-BEDROOM DETACHED HOUSE
- HEAPS OF POTENTIAL FOR IMPROVEMENT AND RENOVATIONS (STPP)
- LOUNGE, DINING ROOM AND CONSERVATORY
- FOUR WELL-PROPORTIONED BEDROOMS
- DOWNSTAIRS W/C AND SHOWER ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers over

£315,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MVR108132 - 0008

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