

# Springfield Road, Etwall

aksresidential.com

£220,000



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This property at a glance:



# Springfield Road, Etwall



**Mikaela says:**

“ I can see so much potential in this home. The area is quiet and peaceful and you're within walking distance to everything Etwall village has to offer. Set back from the road, there's driveway parking for two cars as well as a front garden, something you don't always find anymore!

Inside, the layout works really well for everyday living. The spacious living/dining room runs from the front right through to the back of the house, creating a bright and versatile main living space. At the rear, the kitchen is a good size with direct access out to the garden, while the large hallway storage cupboard is perfect for coats, shoes and all the bits you want tucked away.

Upstairs, there are two really good-sized double bedrooms, a comfortable single bedroom and a practical setup with the bathroom and separate WC split across two rooms.

The garden is undoubtedly the standout feature here. Larger than you might expect, it feels private and established thanks to the mature trees and planting, with plenty of space for seating areas, children's play equipment, gardening or even a large shed or workshop. There are even two further outhouses for storage!

Overall, a home with lots of potential, great outdoor space and well-proportioned rooms!”



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**Did you spot...**

This fantastic family home is walking distance to local amenities



## A message from the seller:

"This was my family home for 27 years it's where I grew up.

I have many happy memories of growing up in the village from spending time fishing at the brook to attending both the primary and secondary school. I was able to walk to school, play in the nearby park and when I got older frequent the pubs.

It's time to sell the house as I have now lived in the Isle of Mull for 5 years with my own family and it's time to let it go".

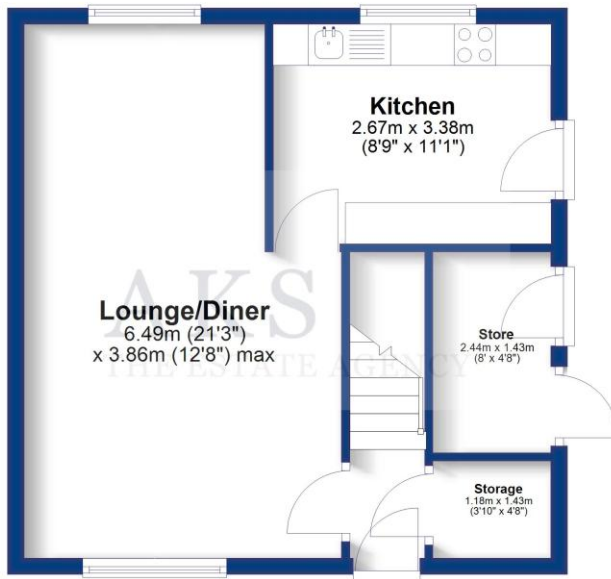
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# Floor Plan

## Ground Floor

Approx. 41.5 sq. metres (447.0 sq. feet)



## First Floor

Approx. 41.7 sq. metres (448.3 sq. feet)



Total area: approx. 83.2 sq. metres (895.3 sq. feet)



# Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>85 B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	<b>63 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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300+ 5 star Google Reviews



## Key Features:

- 3 BEDROOM SEMI DETACHED HOME WITH POTENTIAL TO EXTEND
- LARGE LIVING ROOM DINER
- GENEROUS AND PRIVATE GARDEN
- DRIVEWAY PARKING FOR 2 CARS
- POPULAR VILLAGE LOCATION
- EPC RATING D



## About the area:

The traditional village of Etwall is fantastic family village and has something for everyone. Also, within the village there is a park and football pitches, a cricket club, Post Office, News Agents and several pubs as well as a restaurant. The buses which run through the village provide a service which goes to other local villages as well as into Derby City Centre and Burton Town Centre. It has easy access to major road links with the A38 and A50 both just a couple of minutes' drive from the village and the A516 to Derby.



## Schools:

There is Etwall Primary School and John Port Academy within the village making it an ideal location for families.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Mikaela** call **01332 30 30 30**

[Click here](#) to watch the property video

