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Sold



28 Lawn Avenue, Etwall, Derby, DE65 6JB

£690,000

Occupying a generous corner plot on one of Etwall's most desirable addresses, this substantial five double bedroom detached home offers 222 square metres (2,394 square feet) of beautifully presented accommodation, three reception rooms, stunning open plan living, countryside views, a landscaped garden and an oversized garage.

Sales: 01283 777100
Lettings: 01332 511000
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28 Lawn Avenue, Etwall, Derby, DE65 6JB

Summary Description

Occupying a substantial corner plot on one of Etwall's most sought-after residential addresses, this impressive five double bedroom detached family home extends to an impressive 222 square metres (2,394 square feet) and enjoys delightful open countryside views beyond the village. Offering exceptionally spacious and versatile accommodation, the property combines generous living space with a superb outdoor setting, making it an outstanding choice for growing families seeking both comfort and flexibility.

The accommodation has been thoughtfully designed for modern family life, centred around a stunning open plan kitchen, dining and family room with shaker-style cabinetry, stone worktops, central island and bifold doors opening onto the landscaped rear garden. Three separate reception rooms provide excellent flexibility for entertaining, home working or children's play space, while the elegant lounge features a wood-burning stove creating a warm focal point. Upstairs, all five bedrooms are genuine doubles, including an impressive principal suite complete with dressing area, walk-in wardrobe, Juliet balcony overlooking open countryside and a luxurious en suite. An oversized garage, utility room, downstairs cloakroom and driveway providing parking for around five vehicles further enhance the practicality of this exceptional home.

Situated on the northern edge of the highly desirable village of Etwall, the property enjoys the perfect balance of village living and countryside surroundings. Etwall offers an excellent range of everyday amenities including independent shops, cafés, pubs, medical facilities and leisure opportunities, together with the highly regarded John Port Spencer Academy and several well-respected primary schools. Excellent transport connections are available via the A50, A38 and M1, providing convenient access to Derby, Burton upon Trent, Stoke-on-Trent and the wider Midlands, while nearby rail services at Derby and Burton offer direct links to major cities across the UK.

Entrance Hall

13'10 x 11'6 (4.22m x 3.51m)

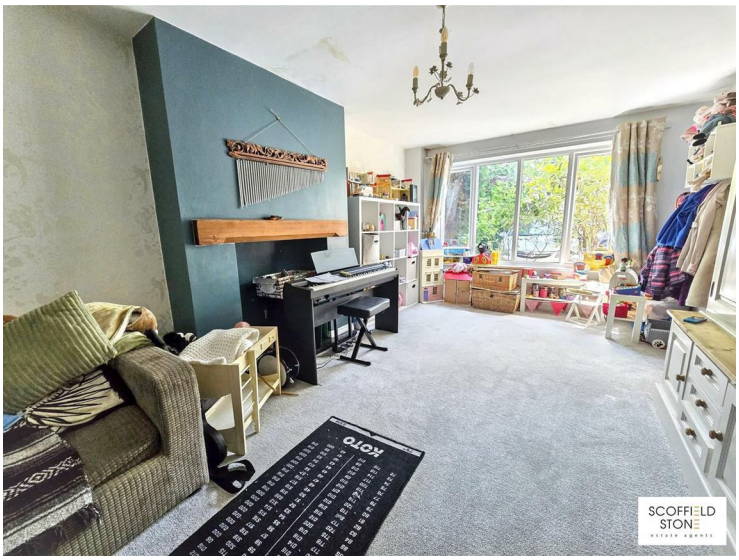
A welcoming entrance hall finished with wood flooring, featuring a hardwood entrance door with obscure glazed side panels, a front facing double glazed window, telephone point and two radiators.

Guest Cloakroom/WC

Stylishly appointed with ceramic tiled flooring and fully tiled walls, comprising a contemporary vanity unit with inset wash hand basin and chrome mixer tap, low level WC, chrome heated towel rail and an internal window overlooking the garage.

Sitting Room / Play Room

10'9 x 19'4 (3.28m x 5.89m)



A versatile reception room, ideal as a children's playroom, home office or additional sitting room, featuring a front facing window, bespoke fitted cabinetry, feature chimney breast and radiator.

Open Plan Kitchen / Dining / Family Room

30'10 x 18'9 (9.40m x 5.72m)





The true heart of the home, this exceptional open plan living space has been thoughtfully designed for everyday family life and entertaining alike. The shaker-style kitchen is complemented by quality stone worktops, a central island and an inset Belfast sink, with space for a range cooker and American-style fridge freezer alongside an integrated dishwasher. A generous dining area flows effortlessly into a comfortable family seating space, while bifold doors open directly onto the rear garden, creating a seamless connection between indoors and out.

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Lounge
21'9 x 16'1 (6.63m x 4.90m)



A beautifully proportioned principal reception room featuring a striking stone fireplace with wood-burning stove as its focal point. A walk-in bay window and French doors provide an abundance of natural light while offering attractive views across the garden. Additional features include wood flooring, wall lighting, television and telephone points, and two radiators.

Utility Room
11'1 x 4'0 (3.38m x 1.22m)

Fitted with a range of contemporary gloss cream units finished with stone worktops, the utility room provides plumbing and space for a washing machine, ceramic tiled flooring, heated towel rail and a side facing window.

First Floor Landing
A spacious landing with natural light from the front facing window, wooden spindle balustrade, radiator, loft access and fitted carpeting.

Principal Bedroom Suite
10'8 x 14'0 (3.25m x 4.27m)



An impressive principal suite entered through a dedicated dressing area, creating a luxurious sense of arrival. French doors with a Juliet balcony frame delightful countryside views, while the walk-in wardrobe provides excellent storage.

En Suite Bathroom
10'6 x 9'2 (3.20m x 2.79m)

A beautifully appointed en suite featuring a bath, separate double shower enclosure with mains-fed shower, vanity wash hand basin, low level WC, chrome heated towel rail, shaving point and fully tiled walls and floor.

Bedroom Two
10'8 x 10'6 (3.25m x 3.20m)



A generous double bedroom with rear garden views, wood-effect flooring and radiator.

Bedroom Three
10'6 x 9'7 (3.20m x 2.92m)



A well-proportioned bedroom overlooking the rear garden, complete with fitted carpeting and radiator.

Bedroom Four
8'1 x 12'3 (2.46m x 3.73m)



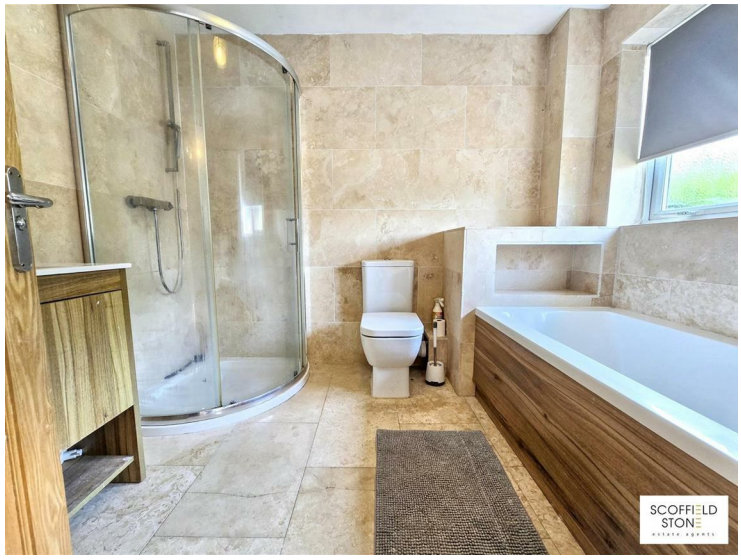
Another comfortable double bedroom enjoying rear facing views, fitted carpeting and radiator.

Bedroom Five
'10 x 6'9 ('3.05m x 2.06m)



A versatile fifth bedroom, equally suitable as a guest room or home office, featuring wood-effect flooring, front facing window and radiator.

Family Bathroom
7'4 x 8'11 (2.24m x 2.72m)



A stylish family bathroom fitted with both a panelled bath with shower attachment and a separate quadrant shower enclosure. The suite is completed by a vanity wash hand basin, low level WC, chrome heated towel rail, fully tiled walls and flooring, and an obscure glazed window providing natural light.

Outside

Frontage & Driveway
The property enjoys an impressive frontage with a substantial tarmac driveway providing off-road parking for approximately five vehicles. Side access leads conveniently to the rear garden.

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Garage
An attached extra-width garage with traditional hardwood folding doors, power, lighting, cold water supply, wall-mounted gas boiler and a front facing window, offering excellent storage or workshop potential.

Rear Garden



The generous landscaped rear garden is a particular highlight, providing an excellent balance of lawn, paved seating areas and established herbaceous planting. Ideal for family life and outdoor entertaining, the garden also benefits from a lean-to storage shed, gated side access, an external power point and outside cold water tap.

Material Information
Verified Material Information

Costs and tenure
Tenure: Freehold
Council tax band: F
EPC rating: D

The building
Detached house, standard brick and block construction
5 bedrooms, 2 bathrooms, 3 receptions
Accessibility adaptations: None
Loft: insulated and unboarded, accessed by Loft hatch
Outside areas: Front garden and Rear garden

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating, installed 10th Apr 2011
Heating features: Double glazing and wood burner
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone ok, Three great, EE great
Parking: Garage and Driveway
Not in a controlled parking zone
No disabled parking available

Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
No environmental risks recorded
Onward chain: no

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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.

Follow the link for the full report:
https://moverly.com/sale/BggL6oGJUpR9ATFBPU3jBy/view

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: £2500pcm

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. Scoffield 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
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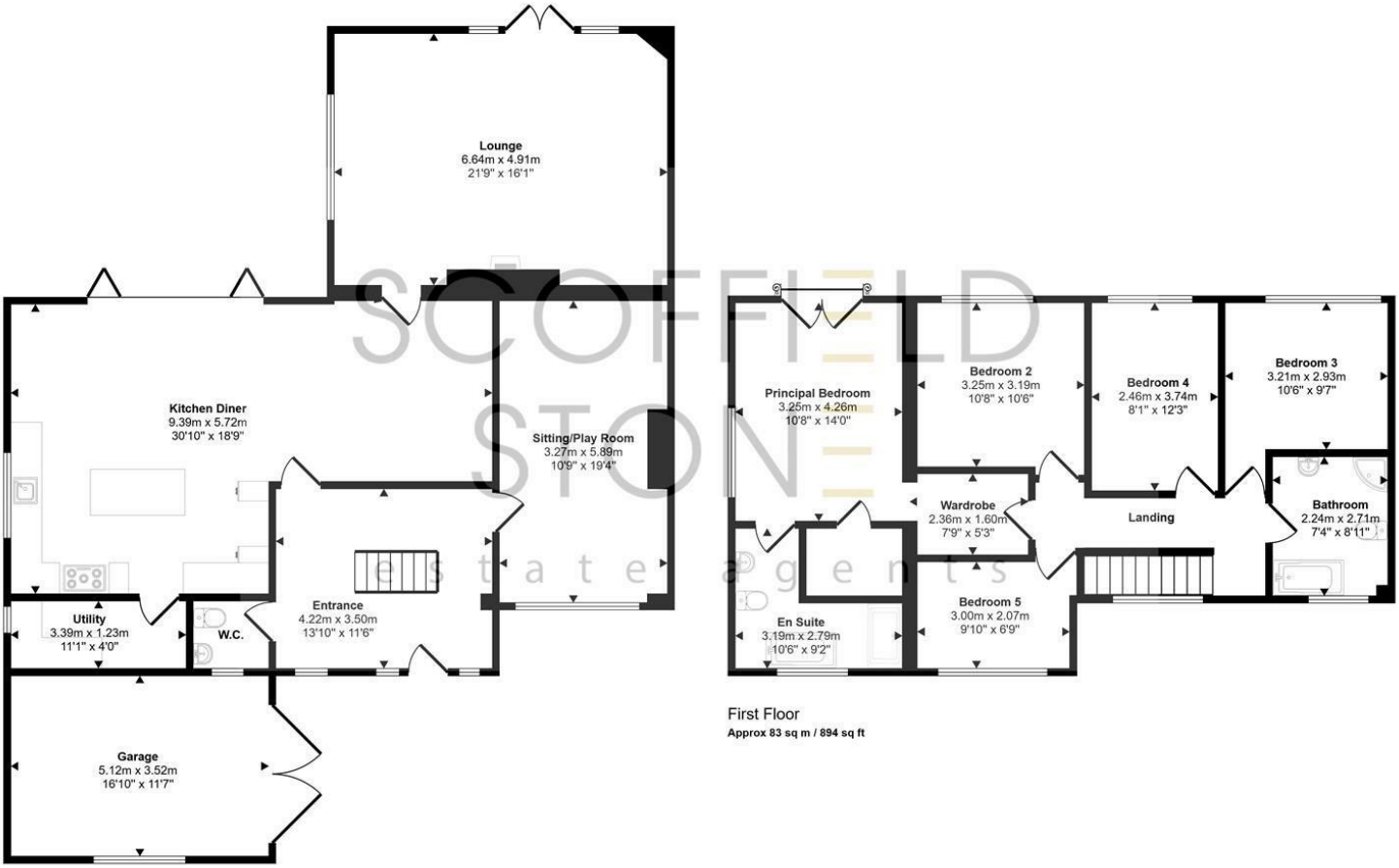
ID Checks for buyers
To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small non-refundable charge of £25 per person to cover the cost of these checks.

Approx Gross Internal Area
222 sq m / 2394 sq ft

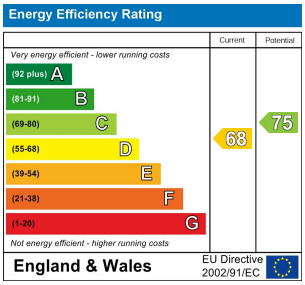


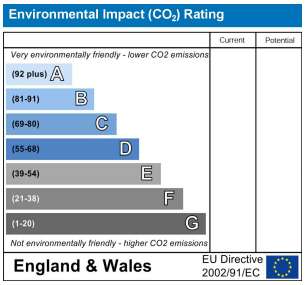
Ground Floor
Approx 139 sq m / 1500 sq ft

First Floor
Approx 83 sq m / 894 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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