

7 Elms Grove, Etwall, Derby, DE65 6JT

Offers Over £315,000

Freehold



- Beautifully Presented Three-Bedroom Family Home in the Heart of Etwall
- Quiet Cul-de-Sac Position with a Wonderfully Private Outlook
- Spacious Kitchen/Dining Room Leading into a Bright Conservatory
- Parking for Three or More Vehicles with Gated Side Access
- Exceptionally Private East-Facing Garden with Mature Planting and Wildlife Areas
- Two Generous Double Bedrooms with Fitted Wardrobes
- Stylish Modern Shower Room with Luxurious Walk-in Rainfall Shower
- Useful Utility Area and Downstairs Cloakroom
- Excellent Indoor-Outdoor Living with French Doors Opening onto the Garden
- Ideally Located within Walking Distance of Village Amenities, Highly Regarded Schools and Excellent Transport Links





Summary

Nestled within a peaceful cul-de-sac in the heart of the highly sought-after village of Etwell, this beautifully presented three-bedroom detached family home offers spacious, versatile and immaculately maintained accommodation, making it an ideal choice for growing families, professional couples or those seeking a tranquil village lifestyle. Occupying a generous plot, the property benefits from ample off-road parking for three or more vehicles and an exceptionally private east-facing rear garden, creating the perfect balance of practical living and outdoor enjoyment.

Ideally positioned within walking distance of highly regarded schools, a range of local shops, cafés, traditional pubs and everyday amenities, the home also enjoys excellent transport links to Derby, Burton upon Trent and the A38, making it perfectly placed for commuters whilst retaining the charm and community feel of village life.

The accommodation is both welcoming and thoughtfully arranged, beginning with a spacious entrance hall leading to a generous lounge filled with natural light. The heart of the home is the well-appointed kitchen/dining room, offering an excellent space for everyday family life as well as entertaining, with direct access to a delightful conservatory overlooking the beautifully maintained rear garden. Upstairs, three well-proportioned bedrooms provide comfortable accommodation, with fitted wardrobes enhancing the principal and additional bedrooms, while a stylishly appointed shower room serves the first floor.

Outside, the property continues to impress. The front offers an attractive approach with generous driveway parking, while the secluded east-facing rear garden has been thoughtfully landscaped to provide a peaceful retreat. Predominantly laid to lawn with established planting, patio seating areas and a high degree of privacy, it offers the perfect setting for al fresco dining, children's play or simply relaxing.

F&C

The Location

The property is situated in the heart of Etwall, a highly sought-after South Derbyshire village. The village offers an excellent range of local amenities, including a highly regarded primary school, John Port Spencer Academy, a leisure centre, post office, and a selection of pubs and restaurants. Etwall is also conveniently positioned for easy access to Derby, Burton-upon-Trent, and major transport links, including the A38 and A50.

Accommodation

Entrance Hall

11'9" x 6'5" (3.60 x 1.96)

A welcoming entrance hall with attractive laminate flooring, neutral décor, smoke alarm, pendant lighting and staircase rising to the first floor. A door leads through into the inner hallway.



Inner Hallway & Utility Area

10'4" x 4'3" (3.17 x 1.32)

The inner hallway features tiled flooring and a UPVC door with privacy glazing providing access to the rear garden. There is a useful understairs storage cupboard together with a practical utility area offering plumbing for two appliances. Access is also provided to the downstairs cloakroom.



Downstairs Cloakroom

5'0" x 3'7" (1.53 x 1.10)

Fitted with a wash hand basin incorporating a mixer tap, extractor fan, useful storage cupboard housing the Worcester boiler, ceiling light and continuation of the tiled flooring.

Lounge

18'9" x 10'8" (5.73 x 3.26)

A comfortable reception room featuring neutral décor.

Front aspect window providing plenty of natural light, TV point, telephone connection and ceiling light.



Kitchen/Dining Room

17'8" x 9'7" (5.40 x 2.94)

A fantastic family space, perfect for everyday living and entertaining. The dining area flows seamlessly into the kitchen and conservatory, creating a light and sociable layout.

The kitchen is fitted with an excellent range of wooden wall and base units complemented by brushed steel handles, granite-effect work surfaces and tiled splashbacks.

Appliances include a Belling range cooker with seven-ring gas hob and extractor hood above, together with an integrated fridge and freezer. A rear-facing window fills the room with natural light, while a carbon monoxide detector and ceiling light complete the space.



Conservatory

8'11" x 8'2" (2.73 x 2.49)

A wonderful additional reception room enjoying views over the rear garden. Featuring tiled flooring, ceiling fan with light, power points, glazed panel doors and double French doors opening directly onto the patio, creating an excellent indoor-outdoor entertaining space.



First Floor Landing

8'3" x 2'5" (2.52 x 0.76)

Carpeted stairs rise to the landing, which benefits from a loft hatch, smoke alarm, neutral décor and a side-facing window allowing additional natural light.

Bedroom One

13'4" x 10'0" (4.07 x 3.05)

A spacious double bedroom positioned to the front of the property, featuring full-height fitted wooden wardrobes, grey carpeting, decorative coving, radiator, pendant lighting and a front-facing window.



Bedroom Two

10'8" x 9'10" (3.27 x 3.02)

Another generously proportioned double bedroom overlooking the beautiful rear garden. Benefiting from modern fitted wardrobes with integrated drawers and hanging space, additional fitted storage, grey carpet, decorative coving, radiator and neutral decoration.



Bedroom Three

10'0" x 7'3" (3.06 x 2.23)

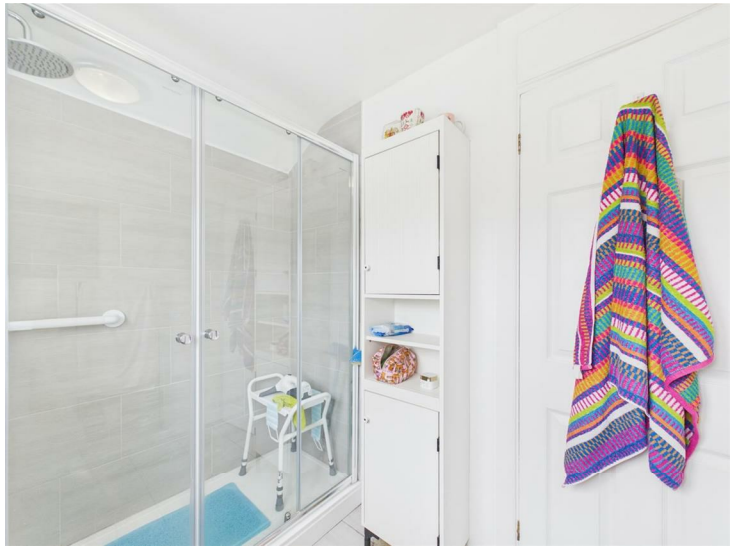
A well-proportioned single bedroom with front-facing window, carpeted flooring, radiator and useful built-in storage beneath the bulkhead, making it ideal as a child's bedroom, nursery or home office.



Family Shower Room

7'4" x 5'6" (2.26 x 1.69)

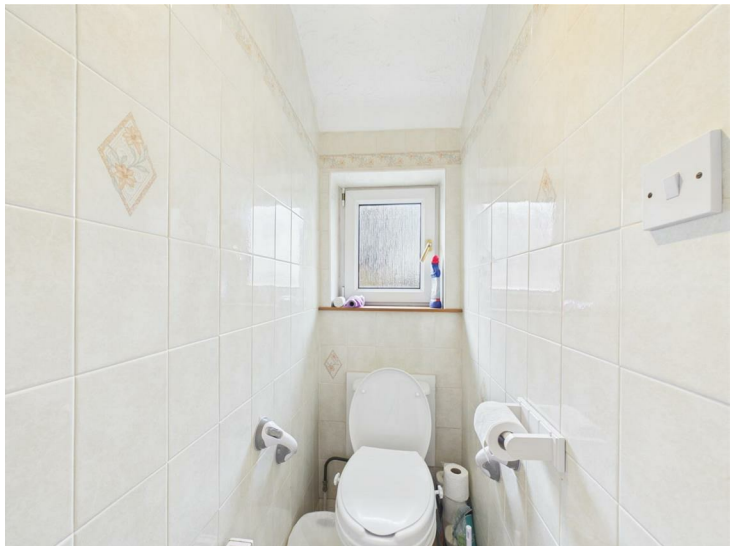
Beautifully appointed with contemporary grey tiled flooring and stylish wall tiling, the shower room boasts an impressive walk-in shower with twin waterfall shower heads and glass screen, vanity wash basin with mixer tap and matching splashback, chrome heated towel radiator and rear-facing privacy window.



Separate WC

4'6" x 2'5" (1.38 x 0.76)

Conveniently positioned alongside the shower room, the separate WC is fitted with vinyl flooring, full-height wall tiling, radiator, ceiling light and side-facing privacy window.



Outside

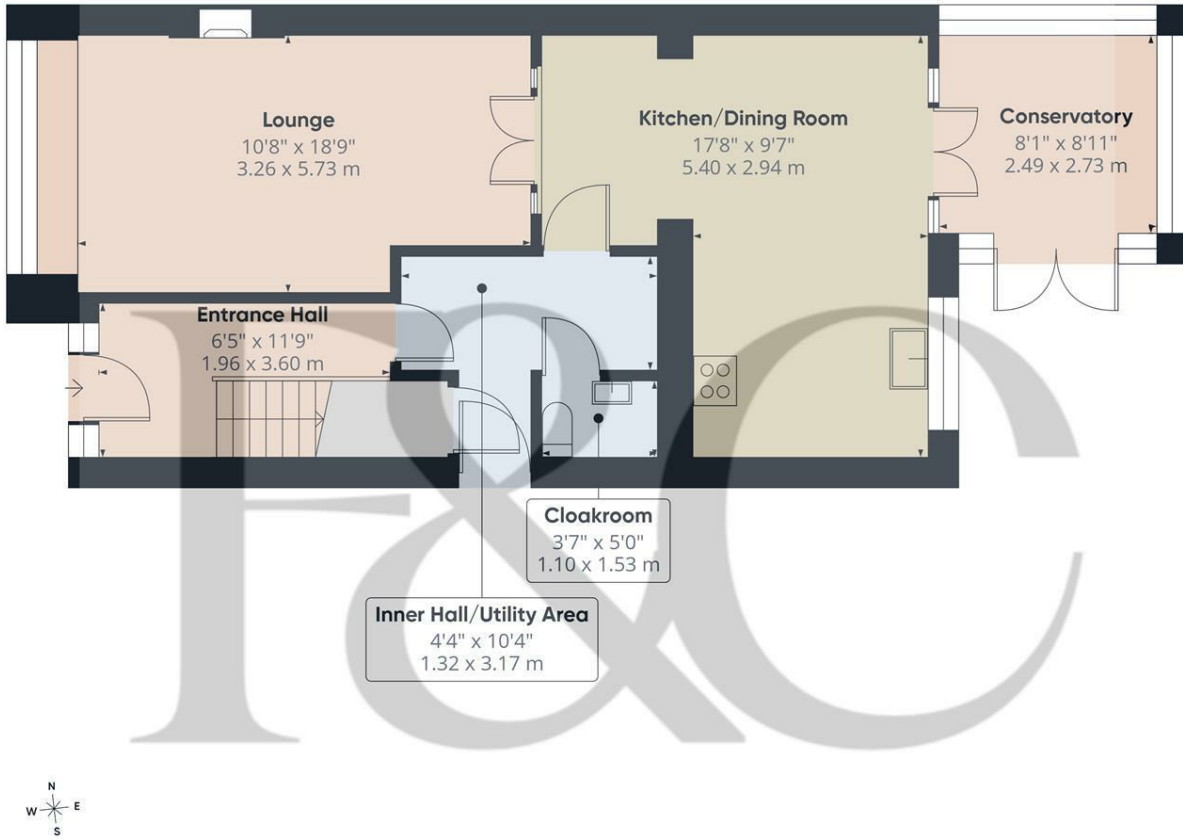
The rear garden is undoubtedly one of the property's standout features. Enjoying an enviable east-facing aspect and offering exceptional privacy, it has been thoughtfully landscaped with mature trees, colourful flower borders, a charming wildflower area and an attractive brick wall feature.

A generous patio provides the perfect space for outdoor dining and entertaining, while multiple sheds offer excellent storage. Additional features include an outside tap, dedicated bin storage area, gated access to both sides of the property and double timber gates opening onto the driveway. A UPVC door also provides direct access into the utility area.

To the front, the property benefits from a substantial driveway providing off-road parking for three or more vehicles.



Council Tax Band D



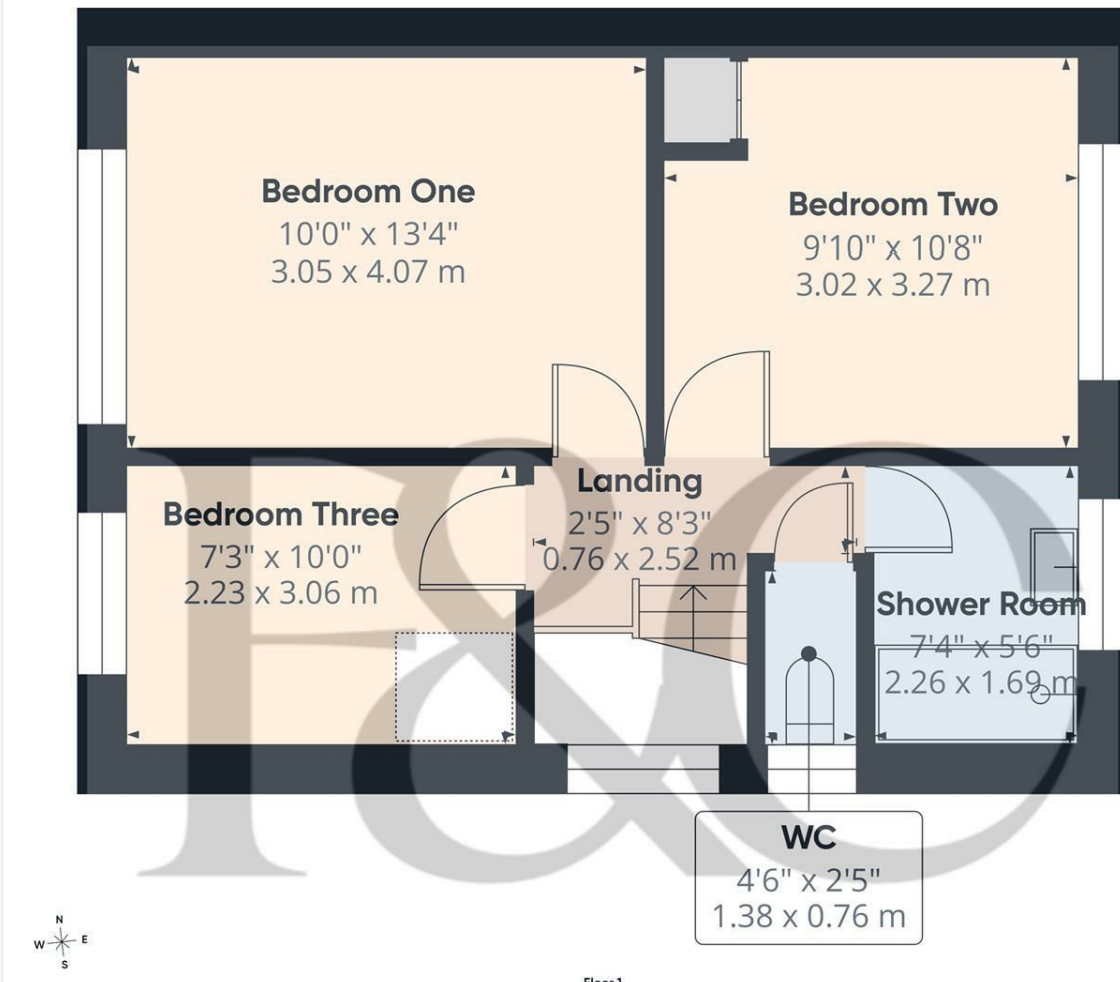
Approximate total area^m

671 ft²
62.3 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



Approximate total area^m

381 ft²
35.4 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



Duffield Office

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office

3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

7 Elms Grove
Etwell
Derby
DE65 6JT

Council Tax Band: D
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	