

# Hastings Lane

Etwall, Derby, DE65 6SD

John   
German





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Offers in the region of £440,000



**Situated in one of Etwall's most desirable positions, this beautifully presented four-bedroom detached home offers generous living accommodation, an enviable plot, and stunning views over the neighbouring pond and fields. Immaculately maintained and ready to move into, the property combines modern family living with the charm of a village setting.**

Upon entering, you are greeted by a sizeable hallway with an understairs storage cupboard. To the right is the spacious living room, enjoying two large windows: one overlooking the frontage and the other a lovely bay window framing the peaceful view of the pond. To the left is a generous study, ideal for home working, or easily used as a snug, playroom, or hobby room. A downstairs W/C with hand wash basin completes the front of the home.

To the rear, spanning the full width of the property, is the impressive kitchen diner - a bright, modern space perfect for family life and entertaining. The contemporary kitchen is fully equipped with an integrated dishwasher, fridge freezer, double eye-level oven, ample wall and base units and additional storage in the central island, which also houses the induction hob and extractor fan. A sink positioned beneath the window allows you to enjoy the beautiful pond view while preparing meals. The dining area benefits from Velux windows and double doors opening out to the rear garden, flooding the room with natural light. Off the kitchen diner is a handy utility room with further storage, space for additional appliances, and an external side door - ideal for muddy boots or paws.

Ascending the square-spiralled staircase, you reach a generous landing with an additional storage cupboard. The fourth bedroom, though the smallest, comfortably fits a double bed or works perfectly as a single room, dressing room, guest bedroom or creative space. Bedroom three is a larger double with dual-aspect windows offering views of both the pond and the open fields beyond. Adjacent is the stylish family bathroom, featuring a double shower cubicle, standalone bath with shower head, hand wash basin, W/C, tiled flooring, marble-effect splashbacks, and electric shaving points.

Bedroom two is another well-proportioned double with fitted sliding wardrobes and a further set of dual-aspect windows. The master bedroom is the largest, enjoying views to the front across the brook and benefitting from its own en-suite comprising a shower cubicle, hand wash basin and W/C.

Outside, the rear garden offers a pretty patio area perfect for outdoor dining, leading onto a lawned and private garden. A pathway guides you to the rear of the detached garage, where a pebbled section creates a useful nook for. The property also benefits from ample driveway parking and a detached garage.

This home is perfectly positioned within the ever-popular village of Etwell, highly regarded for its community spirit, excellent amenities and convenient transport links. The property falls within the sought-after catchment for John Port Spencer Academy and Etwell Primary School, both well-established and respected schools that make the village particularly attractive for families. Etwell offers an excellent range of amenities including a Co-op, post office, pharmacy, cafés, traditional pubs, and independent shops. The nearby leisure centre provides a swimming pool, gym, fitness classes and sports facilities, all within easy reach. Outdoor lovers will appreciate the village's attractive walking routes, green spaces, and the celebrated annual Well Dressing Festival.

This truly is a home that ticks all the boxes - superbly situated, beautifully presented and offering a rare combination of space, views and modern living on a highly sought-after modern estate in the heart of Etwell.

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

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

**Property construction:** Standard

**Parking:** Driveway & Garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains Gas

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

**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

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA02122025

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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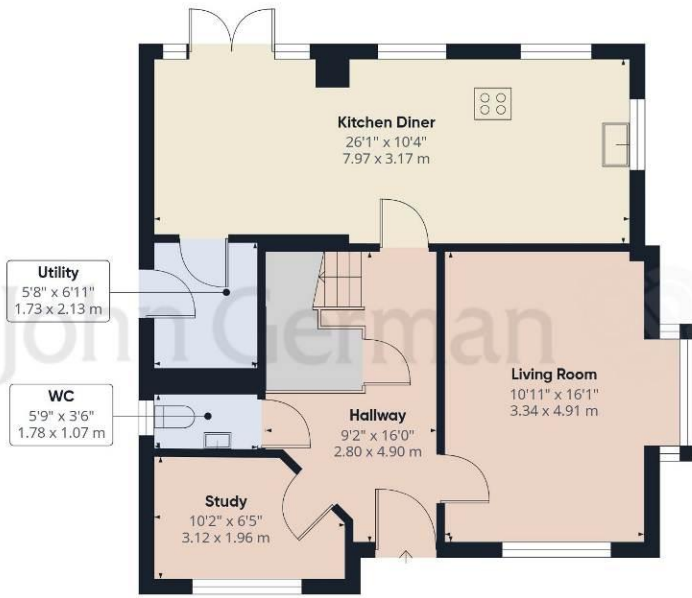


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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>m</sup>  
1465 ft<sup>2</sup>  
136 m<sup>2</sup>

(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.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**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		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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