

£350,000



This property at a glance:



Watch the video



Park Way, Etwall



Mikaela says:

"I love how peaceful this home feels. Tucked away in a quiet cul-de-sac in Etwall, it's the kind of spot where things feel calm and settled, yet you're still just a short walk from shops, schools and everyday amenities.

The front of the house was extended by a previous owner, and it's made a huge difference to how the home works day to day. It's allowed for a much bigger kitchen, a longer and more welcoming hallway, and the addition of a downstairs loo — one of those things you don't realise how much you need until you have it! At the front there's side-by-side parking for two cars, which is always a bonus on a cul-de-sac like this. As you step inside, the hallway feels spacious and practical, with built-in storage that keeps coats, shoes and everyday clutter neatly tucked away. There's an office just off the hall, which used to be the garage, and it's a brilliant conversion. With underfloor heating, it's a comfortable space all year round — perfect for working from home, studying or even a hobby room. There's generous fitted storage in there, giving you flexibility depending on how you want to use the space.

The kitchen is neutral and bright. There's plenty of worktop space and lots of room for under-counter appliances, so everything feels open and uncluttered, while still being really functional for everyday cooking.

At the back of the house is the living room diner, and this is where we naturally spend most of our time. It's a spacious room that works beautifully for both relaxing and entertaining. The media wall is a real feature, with softly lit shelving that's perfect for books, ornaments and personal touches, giving the room real character in the evenings.

There's ample space for a proper family dining table, and the patio doors, along with windows stretching almost the full width of the room, flood the space with natural light and connect it seamlessly to the garden.

Upstairs, there are three genuine double bedrooms, but the main bedroom is definitely my favourite. The fitted storage has been really thoughtfully designed, with wardrobes, shelving, bedside tables and headboard all matching, which makes the room feel calm, cohesive and stylish. The lighting around the headboard adds a lovely boutique-hotel feel and makes it a really relaxing space to unwind.

The bathroom has been completely transformed — what was once a separate toilet has been knocked through to create a modern four-piece family bathroom. It feels spacious, fresh and practical, and it works so well for busy mornings.

Outside, the south-facing garden is a real highlight. The patio area is fenced off from the lawn, making it ideal for entertaining, children or pets, and the mature borders and established planting mean the garden really comes into its own in the summer months when everything is in bloom. The shed and large lean-to provide fantastic storage and practical space, more than making up for the lack of a garage.

It's a home that feels well cared for, easy to live in and perfectly placed — peaceful when you want it, practical when you need it, and ready for its next chapter!"

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Park Way, Etwall



Did you spot...

This fantastic home has a converted garage with under floor heating



A message from the seller:

"We have cherished living in Etwall for the last 16 years and bringing up our 2 children here has been a blessing. It's walking distance to the Primary and Secondary schools with shops and amenities and a park a short walk away. We have some fantastic neighbour's and its a real community feel in Park Way. I will miss living in Etwall but we are not moving far and will come back to visit friends and for the Etwall Well Dressing. When we first bought the house it needed a lot of work and took us 6 months to renovate throughout but are so happy with the changes we made and space we created. Storage is a must and the house has it throughout (I probably shouldn't mention the 17 boxes of Christmas decorations in the loft!!). My favourite thing when I have spare time is sitting in the garden listening to the birds and enjoying the peace and quiet (until the kids come home!)"

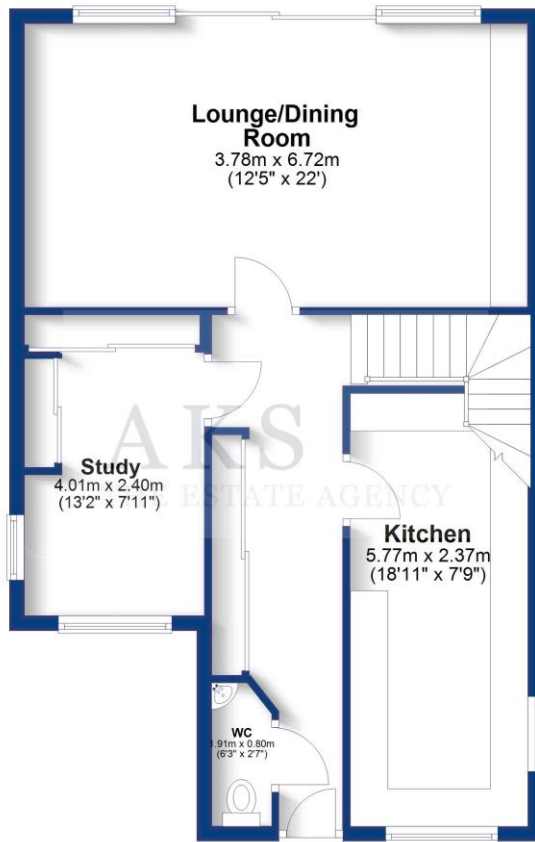
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Floor Plan

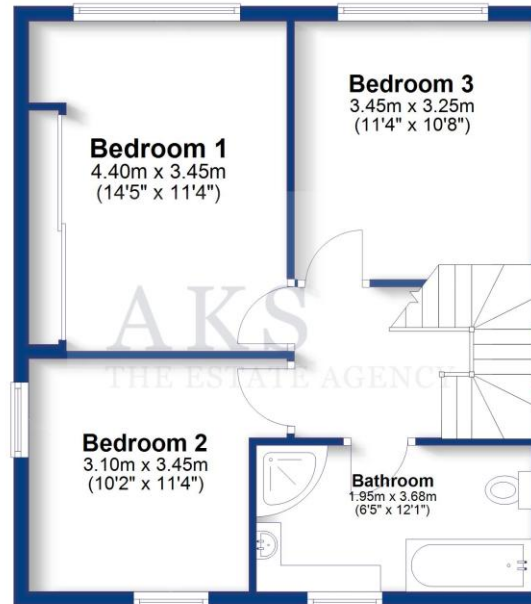
Ground Floor

Approx. 64.8 sq. metres (698.0 sq. feet)



First Floor

Approx. 51.4 sq. metres (553.1 sq. feet)



Total area: approx. 116.2 sq. metres (1251.1 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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300+ 5 star Google Reviews



Key Features:

- PLACED IN A QUIET CUL-DE-SAC WITHIN A BEAUTIFUL VILLAGE
- 3 DOUBLE BEDROOMS
- CONVERTED GARAGE WITH UNDERFLOOR HEATING
- LARGE LIVING ROOM DINER WITH DOORS OUT TO THE GARDEN
- SOUTH FACING GARDEN
- EPC C



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

