

**2 Arkwright Way
Etwall
Derby
DE65 6RW**

Price £465,000



- DESIRABLE VILLAGE LOCATION
- FOUR BEDROOM CORNER PLOT DETACHED RESIDENCE
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- MASTER BEDROOM WITH ENSUITE
- FAMILY BATHROOM
- SOUTH FACING GARDEN
- GARAGE
- DRIVEWAY WITH PARKING FOR 2+ CARS
- EASY ACCESS TO A38 AND A50

GENERAL INFORMATION

THE PROPERTY

A superbly presented and well positioned four bedroom corner plot executive detached residence enjoying a favoured location on this very pleasant residential development on the fringe of Etwell.

An ideal family home with the benefits of gas central heating and double glazing, enjoys a good size entrance hall way with a utility storage cupboard and ground floor cloakroom, large study or childrens playroom, lounge, full length living kitchen, with living area having tv point, dining area and sumptuously appointed fitted kitchen with granite work surfaces and integrated appliances.

The principal bedroom enjoys fitted wardrobes and a luxury en suite shower room. There are three additional well proportioned bedrooms and a large family bathroom with four piece suite including shower.

Outside is a manageable non overlooked private garden with patio, lawns and borders, garage and driveway for 2+ cars.





Sale provides a very genuine opportunity for a discerning purchaser who requires this well appointed modern family home offering convenience to local facilities including the highly favoured schools at Etwall including John Port Senior school, village facilities, swift access to the A50 and A38 leading to major employment opportunities and the centres of Burton and Derby.

ACCOMMODATION

Entrance door to:

HALLWAY

With stairs to first floor, useful understair storage cupboard, separate tall storage cupboard, utility cupboard with plumbing for automatic washing machine, tumble dryer point, work surfaces and shelving with Amtico flooring.

CLOAKROOM

With low level W.C., vanity hand wash basin with cupboard beneath, radiator,

extractor fan, part tiled surrounds and tiled flooring.

STUDY

2.29m x 2.46m (7'6" x 8'0")

With radiator, window to the front aspect with shutters, telephone and internet point.

SUPERB LIVING KITCHEN

8.4m x 3.2m (27'6" x 10'5")

Living area having two radiators, decorative spot lighting and tv point. Dining area with door to the rear, sumptuously appointed fully fitted kitchen with one and a half bowl inset sink unit with mixer taps over, a full range of base units with speckled granite work surfaces over and matching up stand, complimentary wall mounted cupboards, tall food/broom cupboard, integrated fridge, central island with induction hob and extractor hood above and base cupboards beneath, granite surrounds and granite sides, integrated double oven and grill in

matching housing unit. French doors with glazed side screens provide access to the rear garden, Velux roof light and tiled floor.

LOUNGE

5m x 3.6m (16'4" x 11'9")

With large French door with glazed side panels providing access to the rear garden, two radiators and decorative spot lighting.

FIRST FLOOR

LANDING

Providing access to:

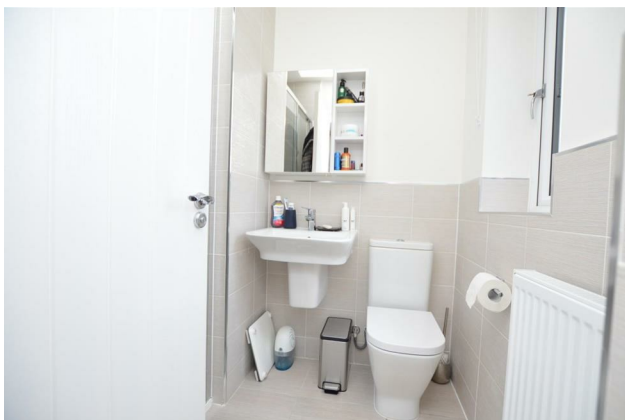
PRINCIPAL BEDROOM

3.65m x 3.98m (11'11" x 13'0")

With tv point, radiator, built in wardrobes with mirrored door fronts providing hanging and shelving space.

ENSUITE

Mainly tiled with low level WC., hand wash basin, shower cubicle with rainfall shower head over, radiator, extractor fan, tiled flooring and decorative spot lighting.



BEDROOM TWO

2.93m x 3.52m (9'7" x 11'6")

Having radiator.

BEDROOM THREE

2.65m x 4.55m (8'8" x 14'11")

Having built in wardrobes with mirrored door fronts and radiator.

BEDROOM FOUR

3.74m x 2.62m (12'3" x 8'7")

Having radiator.

BATHROOM

Having four piece suite offering low level W.C., pedestal hand wash basin, panelled bath with mixer shower tap over, separate shower cubicle with shower head over, glazed door to front, tiled surrounds, half tiling to main walls, tiled floor, extractor fan, decorative spot lighting, electric shaver point, heated towel rail and radiator.

OUTSIDE

Is a manageable garden offering privacy with patio, lawns and decorative borders, Additional drive parking to the front of the garage.



GARAGE

5.64m x 3.18m (18'6" x 10'5")

With power and lighting.

TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor. Please note: there is an approx £100 per annum service charge all residents pay as a contribution to maintain the communal areas on the estate. (On the estate there is grass areas, kids play area and water retaining area which this charge covers.)

COUNCIL TAX BAND

South Derbyshire District Council - Band E

AGENTS NOTES

If you have accessibility needs, please contact the office before viewing this property.

If a property is within a conservation area, please be aware that Conservation Areas are protected places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation area requires



permission from the relevant authority, subject to certain exclusions.

CONSTRUCTION

Standard Brick Construction

CURRENT UTILITY SUPPLIERS

Gas

Electric

Water - Mains

Sewage - Mains

Broadband supplier - 371mbps speed

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

BROAD BAND SPEEDS

Please check with Ofcom, and for further information, the Open Reach web site. Links are



provided for your information

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

<https://www.openreach.com/>

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search>

[/find-your-normal-area-school.aspx](https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx)

<http://www.derbyshire.gov.uk/>

MONEY LAUNDERING & ID CHECKS

BY LAW, WE ARE REQUIRED TO COMPLY WITH THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATION 2017.

IN ORDER FOR US TO ADHERE TO THESE REGULATIONS, WE ARE REQUIRED TO COMPLETE ANTI MONEY LAUNDERING

CHECKS AND I.D. VERIFICATION.

WE ARE ALSO REQUIRED TO COMPLETE CHECKS ON ALL BUYERS' PROOF OF FUNDING AND SOURCE OF THOSE FUNDS ONCE AN OFFER HAS BEEN ACCEPTED, INCLUDING THOSE WITH GIFTED DEPOSITS/FUNDS.

FROM THE 1ST NOVEMBER 2025, A NON-REFUNDABLE COMPLIANCE FEE FOR ALL BUYERS OR DONORS OF MONIES WILL BE REQUIRED. THIS FEE WILL BE £30.00 PER PERSON (INCLUSIVE OF VAT). THESE FUNDS WILL BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

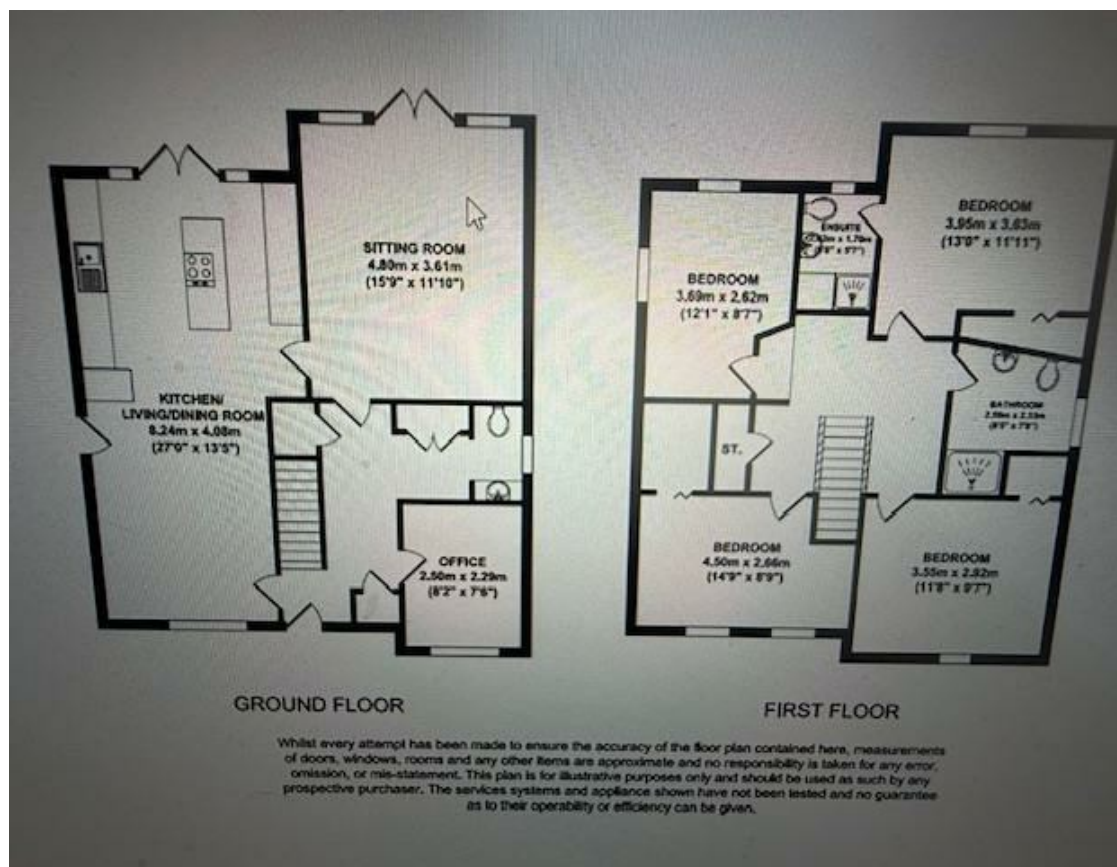
CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend

that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 01/2026) A



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