

# Nightingale Way, Etwell

aksresidential.com

£450,000



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This property at a glance:



  
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# Nightingale Way, Etwell



## Jodie says:

“From the moment I first stepped inside this superb four-bedroom detached home in Etwell, it was clear that it offers something really special. Homes in this village are always in demand, but this one enjoys a particularly privileged spot, everyday amenities just a short stroll away, and a lovely park directly opposite.

For families, it's the kind of location that instantly feels right. The entrance hallway is noticeably larger than you'd expect and creates a warm, welcoming first impression, giving a real sense of space that continues throughout the home. Just off to the side, the living room is a beautifully bright and comfortable space. With two generous windows drawing in natural light, it has that luxurious, airy feel that makes it a room you genuinely want to spend time in. I also really like the separate study, a proper, dedicated work-from-home room.

It's practical, peaceful, and perfectly placed. The downstairs WC is another thoughtful touch that makes day-to-day living run smoothly.

To the rear, the kitchen diner is without doubt the heart of the home. It's a fantastic space that works incredibly well for modern family life. There's room for a large dining table and a cosy snug area, making it a wonderfully sociable room where everyone naturally gathers. The Velux windows are a brilliant feature, they pull in extra light from above, giving the whole space a bright, uplifting atmosphere. A separate utility room adds the practicality every busy household appreciates.

Upstairs, the home continues to impress. Two of the bedrooms come with sliding mirrored wardrobes, which we know buyers always appreciate for both storage and style. The main bedroom benefits from its own en-suite, while the remaining bedrooms are all well-proportioned and served by a beautifully finished four-piece family bathroom.

Outside, the garden is a real blank canvas, ideal for anyone who enjoys shaping their own outdoor space. The part-walled boundary adds character and privacy, and with only one neighbouring property behind, the outlook feels pleasantly open. The gated access to the driveway and garage is another detail that works well, offering both convenience and security.

Overall, this is a home that really suits a growing or larger family, generous living spaces, versatile rooms, and a setting that feels safe, friendly, and community-focused. In one of Derbyshire's most sought-after villages, it's a property that truly stands out”.



# Nightingale Way, Etwall



## Did you spot...

This beautiful family home has a downstairs study, utility and WC



## A message from the seller:

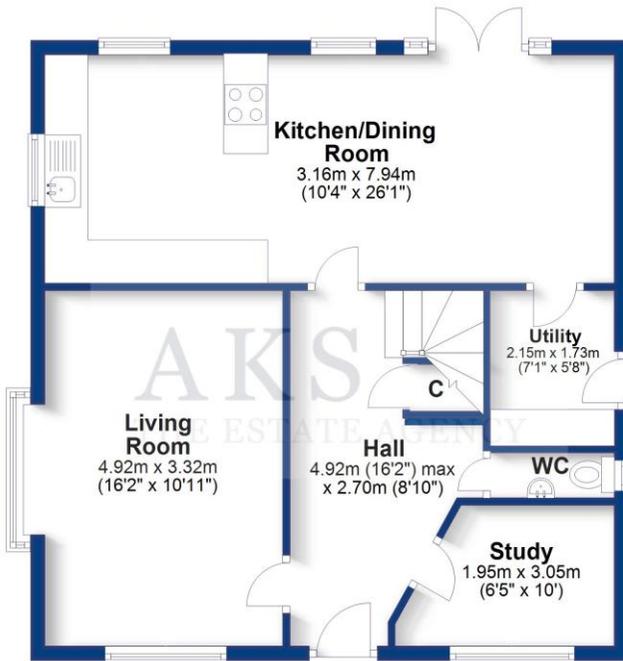
"We have owned this house since new and have loved living here - moving on will be bittersweet. The house is cosy in the winter and the open plan kitchen/diner/seating area opening up onto the garden is perfect for entertaining in the summer. The corner position with the outlook over the green space was a draw when we moved in and opening the curtains to the view every morning never gets old. Etwall is a great location, with easy access to town and plenty of facilities both in the village and close by, including green spaces, local shops and pubs and the leisure centre".

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# Floor Plan

## Ground Floor

Approx. 65.2 sq. metres (701.8 sq. feet)



## First Floor

Approx. 54.3 sq. metres (584.6 sq. feet)



Total area: approx. 119.5 sq. metres (1286.3 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		92
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Key Features:

- MODERN DETACHED FOUR BEDROOM HOME
- DOWNSTAIRS BENEFITS FROM A STUDY, WC AND UTILITY
- MAIN BEDROOM WITH SLIDING WARDROBES AND EN-SUITE
- FANTASTIC LOCATION, PLACED ON THE PARK
- EPC RATING B
- TANDEM DRIVEWAY PARKING, GARAGE AND EV CHARGER



## About the area:

The traditional village of Etwell 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 Etwell 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 **Jodie** call  
**01332 30 30 30**

[Click here](#) to watch the property video

