Heathfield Avenue, Etwall

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Offers in excess of
£315,000



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This property at a glance:

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Heathfield Avenue, Etwall











Sam says:

"This is a wonderful three-bedroom detached home and it's easy to see why it works so well for family life. As soon as you walk in, you're greeted by a bright, spacious hallway that instantly feels welcoming, with a handy guest WC, perfect when you've got visitors!

The living room is one of my favourite spots; t's comfy, cosy, and flooded with natural light thanks to two windows, making it a lovely place to relax. The kitchen is sleek and glossy, with plenty of room for a family dining table. The doors leading straight out to the garden are brilliant in the warmer months and really help blend indoor and outdoor living.

Upstairs, all three bedrooms are generously sized, so there's plenty of space as the family grows. The main bedroom feels like a real retreat, with fitted sliding wardrobes and its own en-suite. The family bathroom is modern and neutral, with a shower over the bath — practical, stylish, and ideal for busy family routines.

The garden really is the wow factor for me. Because of its position, there are no adjoining gardens at all, giving you privacy, and it enjoys sunshine all throughout the day. The house sits on a corner plot, which to me is a huge bonus. There's also side access straight from the garden to the garage, along with parking for two to three cars, which makes everyday life and family logistics so much easier.

Overall, this is a fantastic family home in a sought-after location, close to village amenities, schools, and everything you need for day-to-day family life."

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Heathfield Avenue, Etwall



Did you spot...

This stylish home has a single garage and parking for up to 3 cars

A message from the seller:

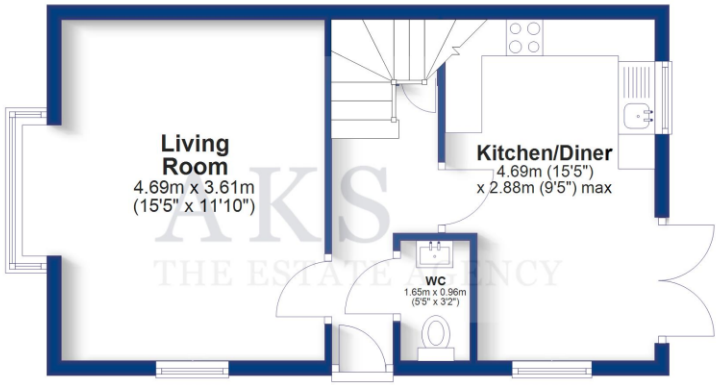
"17 Heathfield Avenue has been a truly special home for our family and the setting for many happy memories. From the start, it has offered comfort, privacy and a wonderful sense of space, making everyday family life feel both easy and settled. When we first viewed the property, what particularly appealed to us was the opportunity to own a detached three-bedroom home on this sought-after estate — something not often available here and which gives the house a distinct position within the development. The estate enjoys a strong reputation and a genuine community feel, with well-regarded schools, local shops, welcoming pubs and lovely walks all close by. As our family grows, we're moving to our next home within the same village — which says everything about how much we value living here. We look forward to the next owners enjoying this home and community as much as we have."

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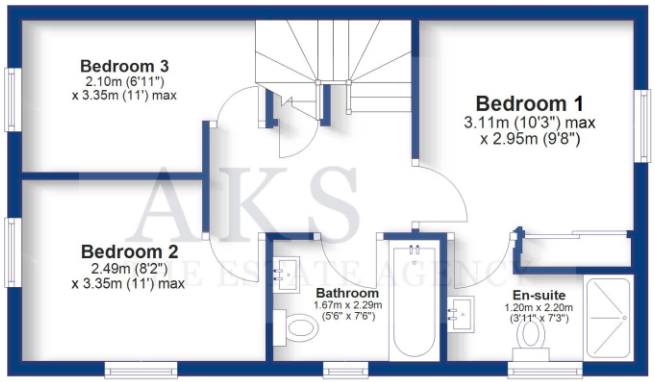
Floor Plan

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Ground Floor
Approx. 38.5 sq. metres (414.1 sq. feet)

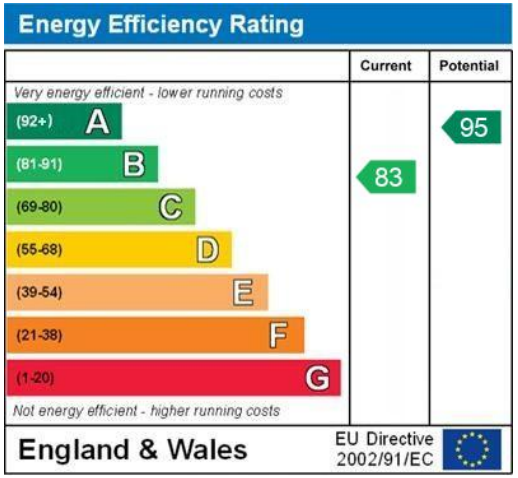


First Floor
Approx. 38.5 sq. metres (414.8 sq. feet)



Total area: approx. 77.0 sq. metres (828.8 sq. feet)

Energy Performance Certificate



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Etwall

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Key Features:

- DESIRABLE CORNER PLOT
- MODERN 3 BEDROOM DETACHED HOME
- EPC RATING B
- KITCHEN DINER TO THE REAR
- SINGLE GARAGE AND TANDEM PARKING FOR 2 TO 3 CARS
- VILLAGE LOCATION CLOSE TO AMENITIES

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 **Sam** call **01332 30 30 30**

Click here to watch the property video

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