

Belfield Road

Etwall, Derby, DE65 6JL

John German





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£340,000

A bright, modern dining room with a large bay window, a wooden dining table, and a white sideboard. The room is well-lit by natural light from the window and a single orange pendant light. The walls are a neutral grey, and the floor is covered in light-colored carpet. A white sideboard with a laptop and a small clock sits on the left. A wooden dining table with four chairs and a bench is in the center. A doorway on the right leads to a kitchen with white cabinets and a sink. A radiator is visible under the bay window.

Located in the sought-after village of Etwall is this spacious and well-presented home, offering three double bedrooms, a beautiful open plan lounge diner with a stunning high quality fitted breakfast kitchen, integral garage and a spacious and private rear garden with a garden cabin/home office.

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Entrance to the property is via a spacious entrance hall with stairs rising to the first floor, understairs storage and hanging space for coats.

The ground floor guest WC had been refitted with a concealed flush WC and wall mounted washbasin with tiled splashback.

The main living area is a generous "L" shaped space ideal for entertaining and family life stretching the full depth of the property with picture windows to the front and rear elevations and a glazed rear entrance door. There is plenty of space for lounge seating and a large dining table and chairs.

The kitchen flows seamlessly off the dining end of the room having been refitted with a sleek high gloss handleless units with contrasting worktops with matching upstands, inset one and half bowl sink unit with mixer tap, window above, integrated dishwasher, built-in eye level oven and microwave, induction hob with extractor hood over and space for a free-standing fridge freezer. The entrance door to the side leads into a very useful covered passage with access to the front and to the rear, great for storing bikes etc and drying clothes in the winter.

On the first floor a central landing has doors leading off to three lovely double bedrooms. The family bathroom has been refitted with a modern three piece suite comprising low flush WC, floating vanity washbasin with storage beneath, deep panelled bath and a separate shower enclosure, ladder towel radiator, built-in airing cupboard and windows the front and side elevations.

Outside the front of the property has been block paved to provide extensive parking and to the rear is a lovely fully enclosed and private garden with a generous lawned area and a paved patio adjacent to the rear of the house and at the top of the garden is a composite deck designed to catch the last of the evening sun and a lovely spot to relax at the end of a stress full day. There is also a high-quality garden cabin, fully insulated with power and internet making it the perfect home office.

Belfield Road is conveniently located close to local shops, well regarded schools such as the John Port Academy and other local amenities in neighbouring Hilton and Willington. The property also benefits from excellent road access to the A38, A52 and A50 road networks, leading to the M1 motorway and East Midlands airport.

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. It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas (The property has had a new combi boiler installed in the last 12 months).

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

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

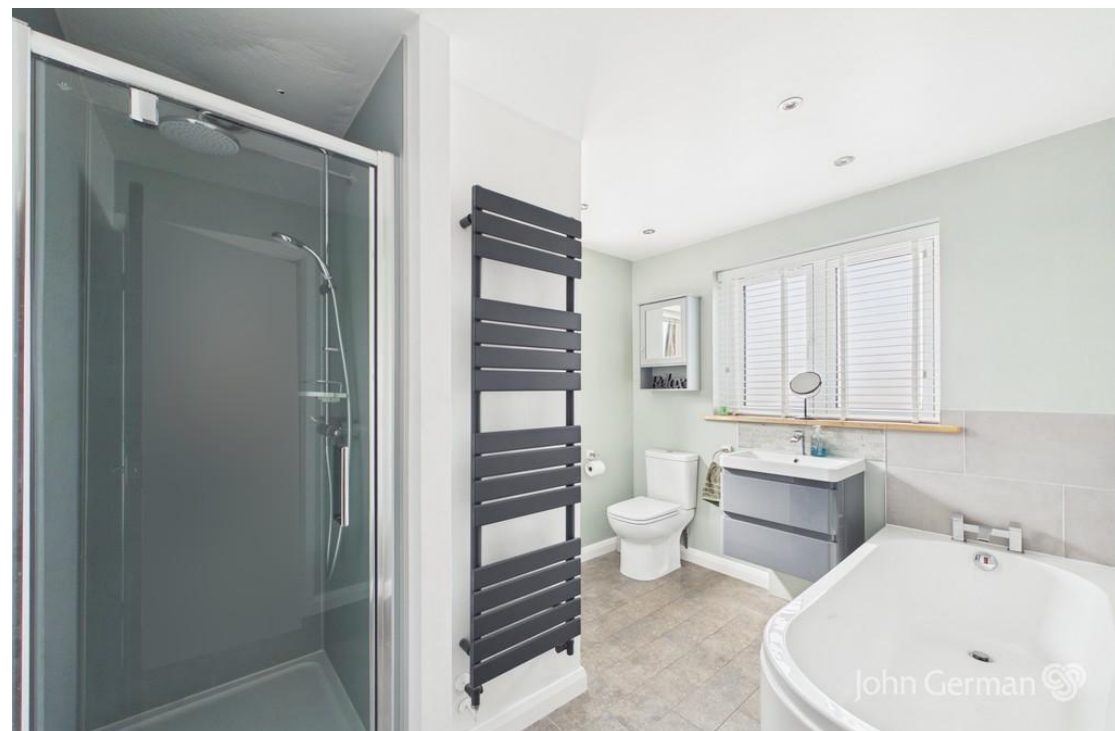
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

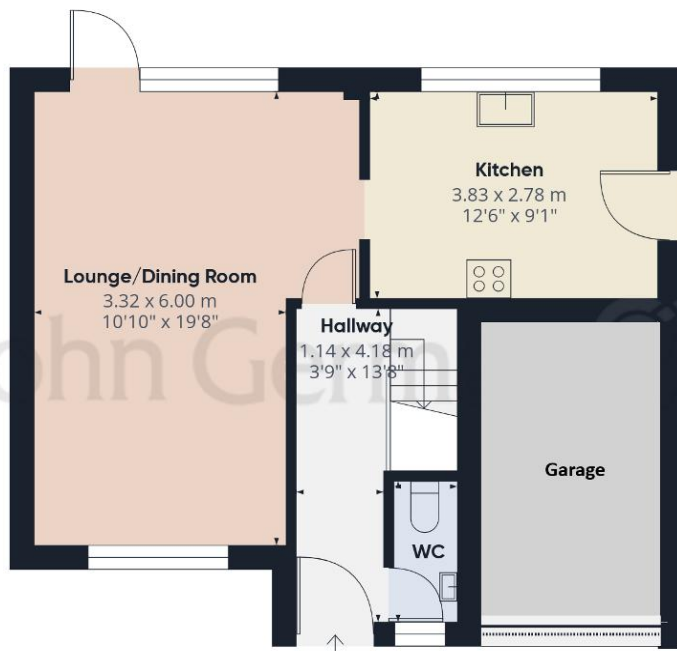
Local Authority/Tax Band: South Derbyshire District Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

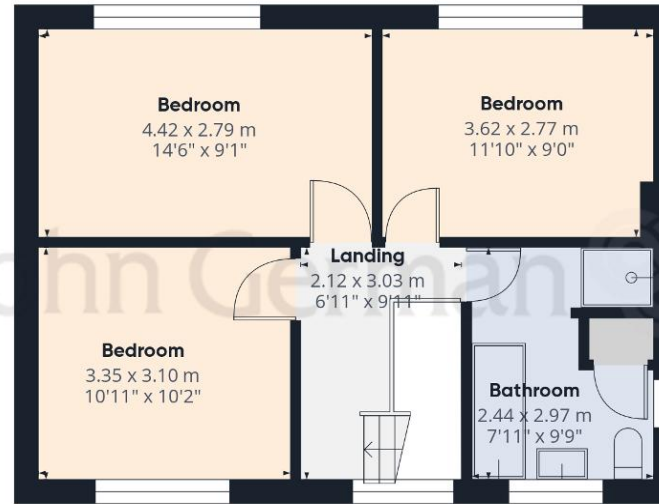
Our Ref: JGA/31072026







Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

99.8 m²

1073 ft²

(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.

GIRAFFE360



Ground Floor Building 3



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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Agents' Notes

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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.

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