



**HOPKINS & DAINTY**  
ESTATE AGENTS



**Park Way, Derby, DE65 6HU**

**Guide price £550,000**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL present this stunning and EXTENDED detached residence. Nestled in the charming South Derbyshire village of Etwall, this impressive family home offers a perfect blend of space, comfort, and modern living. Spanning approximately 1,950 square feet, the property is ideal for families seeking a welcoming home with ample room to grow.

The house boasts a large kitchen diner/family room with Bi-fold doors opening onto the delightful rear garden; an ideal room for relaxation and entertaining.

There is also a spacious front lounge, utility room, entrance hall and main hallway with a Guest WC.

On the first floor, there are four generously sized bedrooms (two with dressing rooms and En-Suite shower rooms) ensuring that everyone has their own private sanctuary. The main bathroom has a three piece suite and over bath shower. The property also has gas central heating and double glazing. The exterior is complemented by a spacious front driveway, providing ample parking and access to the integral garage. To the rear, is the established lawn and patio garden.

This property offers a wonderful opportunity for those looking to settle in a popular village with a range of local amenities, whilst being convenient for the nearby A50 and A38.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

## Entrance Hall



Accessed via a double glazed entrance door with laminate flooring, a radiator, double glazed front window and a glazed door to:

## Hallway



Stairs rising to the first floor with a feature glazed panel balustrade. Laminate flooring, a radiator, under stairs storage area and doors leading off.

## Guest WC



Two piece suite comprising WC and wash hand basin. With laminate flooring, a radiator, boiler cupboard housing the wall mounted gas boiler, ceiling spotlights, an extractor vent and a double glazed side window.

## Lounge 17'3" x 11'3" (5.28 x 3.44)



With a feature gas stove, radiator, double glazed front patio door and matching side panels opening to the front elevation.

## Kitchen Diner/Family Room 19'6" x 19'1">17'8" (5.96 x 5.82>5.40)



A spectacular, extended kitchen diner/family room with full height rear windows and bi-fold doors opening onto the garden.

The kitchen is fitted with a comprehensive range of gloss fronted base and wall units, with worktops and an inset ceramic sink and mixer tap. There is space for a range style cooker with a fitted hood over; an integrated dishwasher and space for a fridge/freezer with a water supply. The matching central island has a breakfast bar and second sink with a mixer tap and boiling water tap.

This large family room is finished with laminate flooring, ceiling spotlights, three designer radiators, integrated window blinds and a built in Pantry with shelving. Door to the utility room.

## Utility Room 10'6" x 6'6" (3.22 x 2.00)



Fitted base and wall units with a worktop and a ceramic sink and drainer with a mixer tap. There is space for a washing machine and tumble dryer, along with a radiator, extractor vent, double glazed door and rear window with blinds. Door to the garage.

## Garage 20'0" x 11'10" max. (6.12 x 3.62 max.)

Spacious garage with an electric up and over door, electric light and power connected, plumbing for a washing machine, a fitted worktop and a double glazed side window.

## First Floor Landing



Double glazed side window, featured glazed panel balustrade, a radiator and built in airing cupboard housing the hot water cylinder. Access to the loft space via a drop down ladder. The loft is part boarded with light and power connected and two double glazed Velux roof lights, providing a useful storage space.

## Master Bedroom 12'5" x 11'3" (3.80 x 3.44)



Accessed via the dressing area. A generous double bedroom with a feature corner window overlooking the garden. Radiator and door to the En-Suite:

### En-Suite Shower Room 8'2" x 4'8" max. (2.50 x 1.44 max.)



Three piece suite comprising corner shower, wash hand basin and WC. Heated towel rail, ceiling spotlights, an extractor vent and a double glazed rear window.

### Dressing Area 6'7" x 6'3" (2.02 x 1.92)



Measurements include the wardrobes.

With fitted floor to ceiling wardrobes and mirror sliding doors.

### Bedroom 2 11'9" x 9'11" (3.59 x 3.03)



With laminate flooring, a radiator and double glazed rear window. Display shelving and drawers and opening to:

### Dressing Area 7'8" x 4'0" (2.35 x 1.24)



Walk in style wardrobe with laminate flooring, ceiling spotlights and a door to:

### En-Suite Shower Room 8'3" x 4'3" (2.52 x 1.31)



Three piece suite comprising shower, wash hand basin and WC. Heated towel rail, ceiling spotlights, an extractor

vent and a double glazed front window.

#### Bedroom 3 11'3" x 11'2" (3.44 x 3.42)



With laminate flooring, a radiator and double glazed front window.

#### Bedroom 4/Study 12'2" x 9'10" max. (3.73 x 3.02 max.)



With a radiator and double glazed side window.

#### Family Bathroom 7'2" x 6'3" (2.20 x 1.91)



Three piece suite comprising P-shape bath with a shower

attachment and screen; wash hand basin and WC. Ceiling spotlights, an extractor vent, radiator and double glazed front window.

#### Front/Driveway



At the front of the property there is a generous driveway providing off road parking. Access to the garage and entrance door with an open porch and lighting. Gated side access to the rear garden.

#### Rear Garden



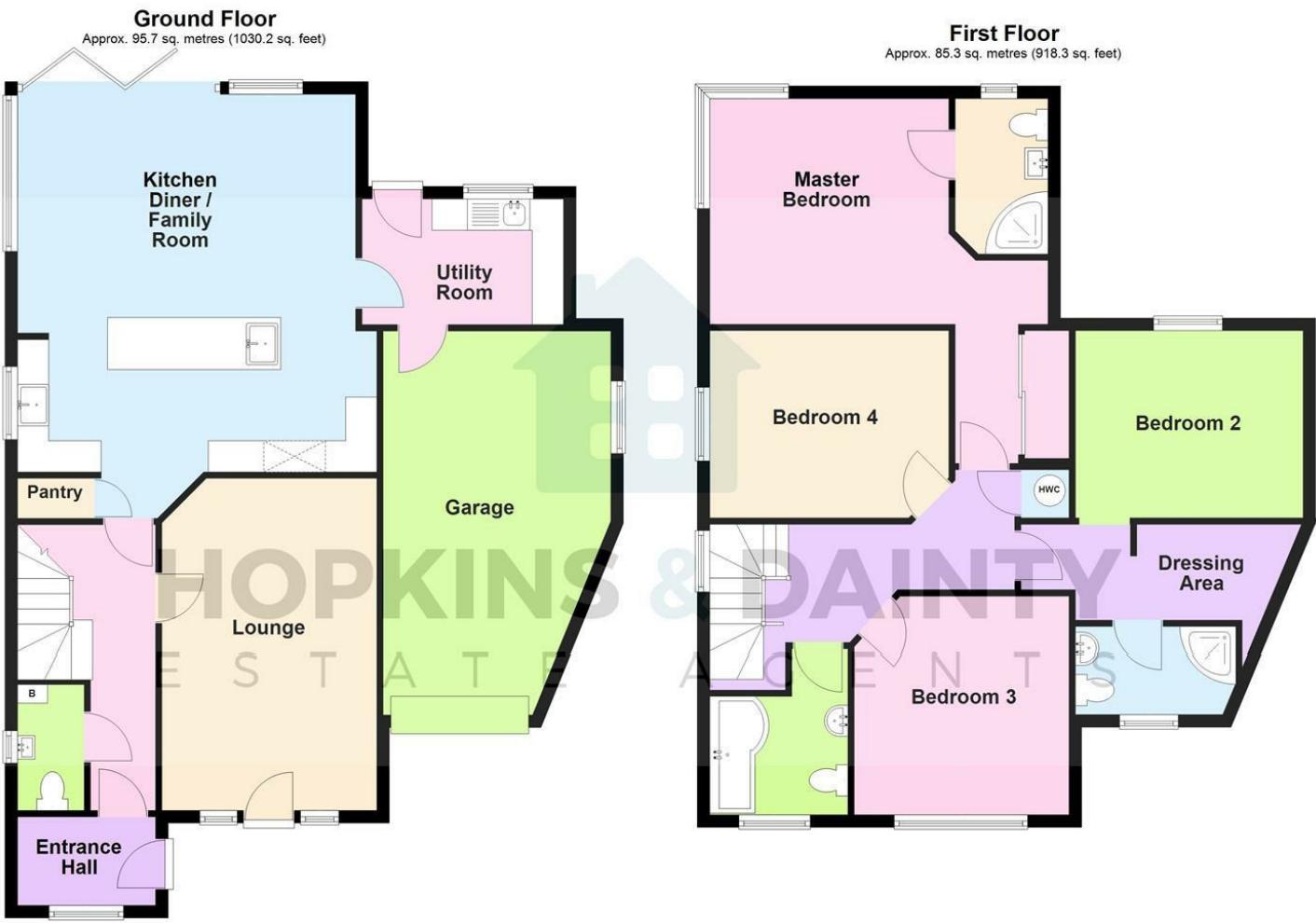
Delightful enclosed rear lawn garden. With mature planted borders, a fence and hedge boundary, patio seating area with a garden shed and water feature.

#### Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order.

Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

## Floor Plan

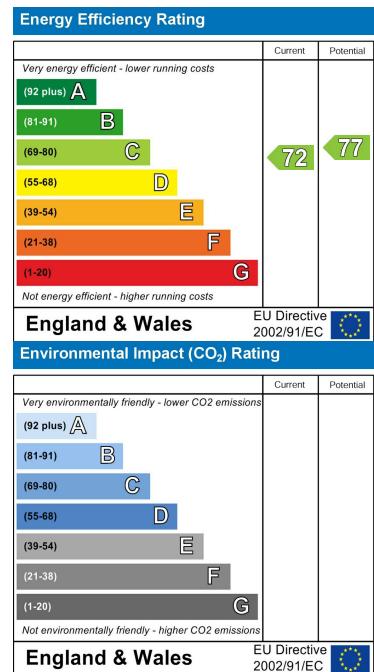


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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.