Windmill Road

Etwall, Derby, DE65 6JX







Situated within the popular village of Etwall, this beautifully presented three-bedroom semi-detached home has been thoughtfully refreshed and upgraded throughout by the current owners. Offering move-in ready accommodation, a detached garage, generous driveway and a low-maintenance garden, this superb home is perfectly suited to first-time buyers, young professionals, small families, investors or those looking to downsize.

Guide Price £250,000

John German

Entering via the front door, a welcoming entrance hallway provides access to the principal ground floor accommodation. The cosy yet spacious living room enjoys an abundance of natural light and is centred around a newly installed log-burning stove, creating a warm and inviting focal point for relaxing evenings.
To the rear of the property is a well-appointed kitchen diner, fitted with a range of wall and base units, drawers and complementary work surfaces. Integrated appliances include an oven, gas hob with extractor hood above and a double sink, whilst there is further space and plumbing for a washing machine, room for a freestanding fridge freezer and ample space for a family dining table and chairs. French doors open directly onto the rear garden, making this an ideal space for both everyday living and entertaining.
To the first floor, the generous principal bedroom offers ample space for wardrobes and additional furniture, whilst the second bedroom is another comfortable double. The third bedroom is a good-sized single and would equally make an excellent nursery, dressing room or home office for those working remotely. Completing the accommodation is a modern shower room comprising a shower cubicle, wash hand basin and WC.
The current owner has tastefully upgraded the property throughout, including the installation of new carpets, a new log-burning stove, stylish internal doors and a programme of redecoration, allowing the next owner to simply move in and enjoy.
Externally, the rear garden has been designed with ease of maintenance in mind, being predominantly block paved with attractive raised borders providing space for planting and seasonal colour. Fully enclosed and enjoying a sunny aspect, it offers a private setting for outdoor dining and entertaining.
A particular feature of the property is the detached garage, which benefits from power, lighting and a security system, making it ideal for secure storage, motor enthusiasts, a workshop or, subject to the necessary planning consents, conversion into a home office, gym, studio or garden bar. A driveway extends from the front of the property to the garage, whilst secure double gates provide additional privacy and vehicle access into the rear garden when required.

Situated on the popular Windmill Close, the property enjoys an excellent location within the highly sought-after village of Etwall. The village offers an excellent range of amenities including a selection of shops, cafés, traditional pubs, a doctor's surgery, pharmacy and highly regarded schools. Excellent transport links to Derby, Burton upon Trent and the A38 make it an ideal location for commuters, whilst the surrounding countryside offers an abundance of walks and outdoor pursuits.
Beautifully updated throughout and offering truly move-in ready accommodation, this wonderful home presents an excellent opportunity for first-time buyers, young couples, growing families, solo purchasers and investors alike. Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

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.
Property construction: Standard **Parking**: Driveway
Electricity supply: Mains **Water supply**: Mains
Sewerage: Mains
Heating: Mains gas
(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 B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA04082026
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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.




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Agents' Notes

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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.

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John German
129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW
01283 512244
burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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JohnGerman.co.uk Sales and Lettings Agent