

CURRAN  
BIRDS  
+ CO

Hastings Lane, DE65 6XD  
£375,000





# CURRAN BIRDS + CO

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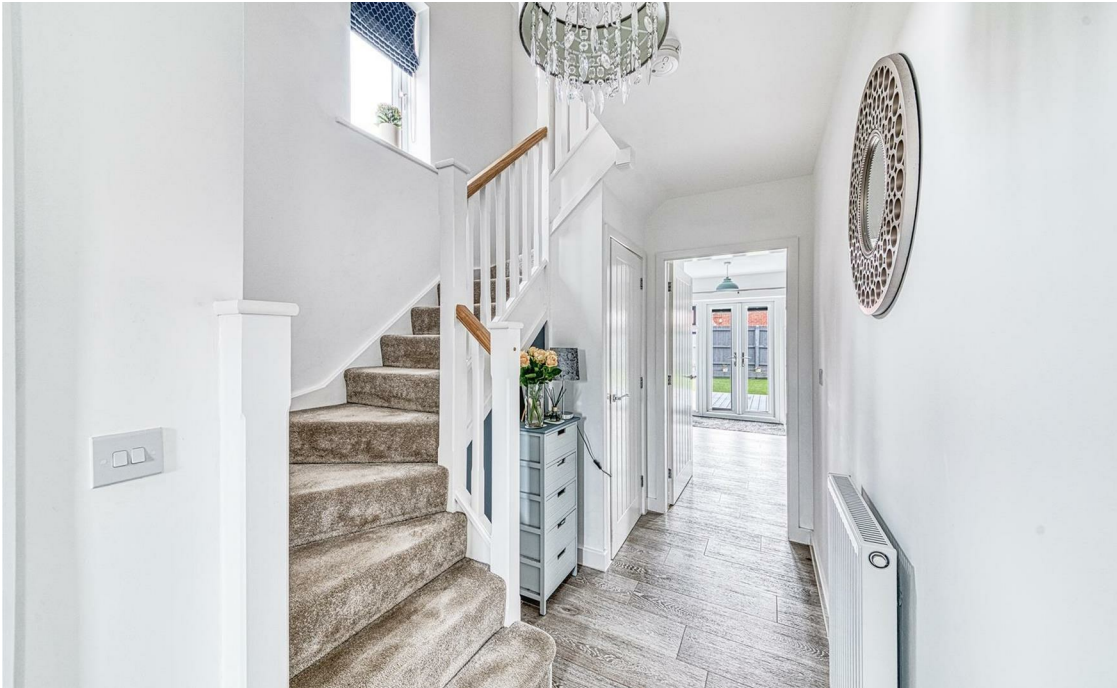
FOUR BEDROOMS, LOCATED IN A QUIET, EDGE-OF-DEVELOPMENT SETTING  
- This well-presented detached family home, built by Bloor Homes, is positioned in a prime edge-of-estate position on a quiet private driveway, offering privacy and a peaceful setting while remaining well connected to Etwall Village.

The property further benefits from a generous driveway and a brick-built garage, adding to its everyday practicality. Internally, the home is designed for modern family living, with generous proportions and a layout that balances comfort and functionality. The open-plan kitchen and dining space forms the heart of the home, opening onto a landscaped rear garden well suited to entertaining. With four good sized bedrooms and sought-after school catchments, this property offers an appealing combination of lifestyle and convenience.









### The Detail

The property is entered via a welcoming hallway finished with contemporary wood-grain effect flooring, which continues into the kitchen and provides a cohesive feel across the ground floor. The hallway offers access to a deep understairs storage cupboard and a neatly presented ground floor WC. To the front of the home, the lounge is a comfortable and well-proportioned reception space, enhanced by a bay window that allows natural light to flow in, creating a bright and inviting atmosphere.

Positioned to the rear, the open-plan kitchen and dining area forms the main living hub of the home. Finished with white high-gloss units, quality work surfaces, and integrated Bosch appliances, the space reflects the high standard of fittings found throughout the property. There is ample room for both a dining table and relaxed seating, making it ideal for everyday family living as well as entertaining. French doors and a rear window provide excellent natural light and direct access to the garden. A separate utility room adds further practicality, providing appliance space, additional worktop surface, and side access to the driveway.



The first floor comprises four good sized bedrooms arranged around a light-filled landing. The principal bedroom benefits from fitted wardrobes and a contemporary en-suite shower room, while the remaining bedrooms are served by a modern family bathroom, finished with stylish tiling and high quality bathroom fittings.

Outside, the rear garden has been thoughtfully landscaped to create a low-maintenance yet attractive outdoor space. Composite decking provides an ideal area for outdoor dining and seating, complemented by artificial lawn, feature lighting, and power supply. Gated side access leads to the driveway and brick-built garage, which benefits from power and lighting, completing this well-balanced family home.









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## The Location

Etwall is a highly regarded Village offering a strong sense of community alongside excellent day-to-day amenities. A short walk brings residents into the heart of the Village, where the post office and popular local pubs form part of everyday life. The area is particularly appealing to families, with the local primary school nearby and access to John Port School, which also offers a leisure centre, gym, and swimming pool for community use.

The Village enjoys easy access to open green spaces and countryside walks, providing opportunities for outdoor recreation. For leisure and social activities, Broughton Heath Golf Club is close by, while Hilton and Mickleover are easily reached, offering additional shopping, dining, and amenities. The combination of Village charm, schooling, and local facilities creates a welcoming and practical environment for families and professionals alike.



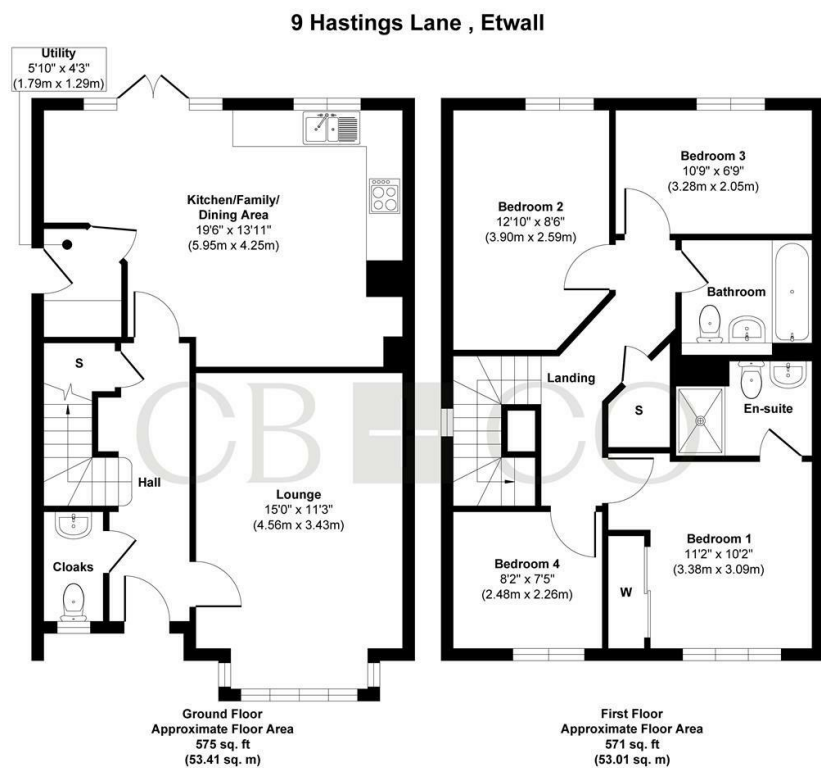












**Approx. Gross Internal Floor Area 1146 sq. ft / 106.42 sq. m**

Illustration for identification purposes only. measurements are approximate, not to scale.

Produced by Elements Property

## The Particulars

- Detached Family Home On A Quiet Private Driveway
- Bloor Homes, Edge Of Development Position
- Four Good Sized Bedrooms
- Open Plan Kitchen Dining Living Space
- Integrated Bosch Kitchen Appliances
- Lounge With Feature Bay Window
- Contemporary Bathroom, En-Suite And WC With High Quality Fittings
- Landscaped Garden With Feature Lighting And Decking
- Large Driveway, Brick Built Garage
- John Port School Catchment

### Size

Approx sq ft

### Energy Performance Certificate (EPC)

Rating

Council Tax Band



# CURRAN BIRDS + CO

Let's *Talk*

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