

Blakelow Drive, Etwall

aksresidential.com

£270,000



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This property at a glance:



Blakelow Drive, Etwall



Alice says:

"Tucked away at the end of a quiet cul-de-sac in the popular village of Etwall, this three-bedroom semi-detached home has so much to offer. With a fantastic-sized garden, spacious living areas and some lovely modern touches throughout, there's plenty to get excited about, and my favourite part has to be the kitchen! As you step inside, you're welcomed by a bright entrance hallway leading through to the lounge at the front of the property. It's a really good-sized room, with neutral tones and plenty of natural light creating a lovely space to relax and unwind.

From here, the layout flows through into the kitchen, which is such a great feature of this home. With sleek grey cabinets, a contemporary finish and a central island incorporating the hob and breakfast bar, it's a really sociable space. I can just imagine someone sitting at the breakfast bar with a coffee, catching up while a meal is being cooked. With a window overlooking the garden, it's a lovely space to spend time in. Leading through from the kitchen is the conservatory, currently used as a dining area. I love how this space connects the home to the garden, with plenty of natural light and lovely views outside. It's a great spot for family meals or entertaining friends.

Upstairs, there are three bedrooms, including two good-sized doubles and a third single bedroom, ideal as a nursery or home office. The main bedroom benefits from plenty of built-in wardrobe storage, while the family bathroom offers both a bath and a separate shower.

Outside is another real highlight. The rear garden is a fabulous size, with a generous lawn and space for outdoor seating. Whether you love entertaining, have children who enjoy playing outside or simply want plenty of outdoor space, there's so much to enjoy here.

To the front, the property benefits from driveway parking and a single garage.

For me, it's the combination of the modern kitchen, generous living space and fantastic garden that makes this home so appealing. With the opportunity to add your own finishing touches over time, it's a lovely home with so much potential, all tucked away in a peaceful cul-de-sac in Etwall".



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Did you spot...

This fantastic family home is tucked away at the end of a quiet cul-de-sac



A message from the seller:

"One of the things I've always liked about living here is how quiet the cul-de-sac is, with lovely neighbours and a really peaceful feel. There's a handy little shop just around the corner, along with a lovely primary school and a good secondary school nearby, which makes the location really convenient. I've always appreciated having a home in such a quiet spot with everyday amenities close at hand."

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Floor Plan

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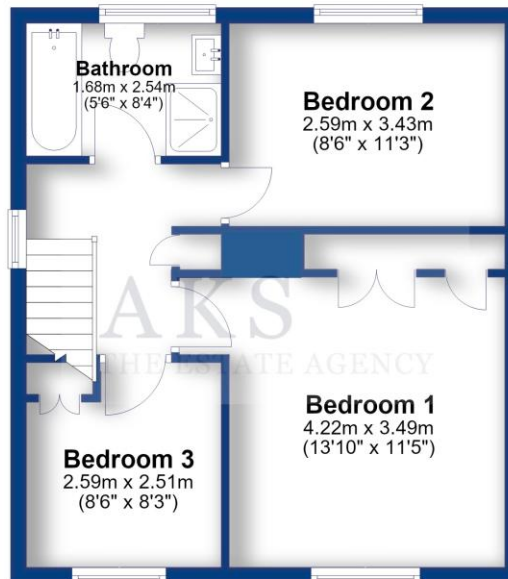
Ground Floor

Approx. 41.4 sq. metres (445.2 sq. feet)



First Floor

Approx. 41.8 sq. metres (450.1 sq. feet)



Total area: approx. 83.2 sq. metres (895.3 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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350+ 5 star Google Reviews



Key Features:

- THREE-BEDROOM SEMI-DETACHED HOME
- DRIVEWAY PARKING AND SINGLE GARAGE
- SPACIOUS, SOCIABLE KITCHEN WITH STYLISH CENTRAL ISLAND
- GENEROUSLY SIZED REAR GARDEN
- TUCKED AWAY AT THE END OF A QUIET CUL-DE-SAC
- SOUGHT-AFTER VILLAGE LOCATION
- EPC RATING D



About the area:

The traditional village of Etwall is fantastic family village and has something for everyone. 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 **Alice** call
01332 30 30 30

[Click here](#) to watch
the property video



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