



**Belfield Road, Etwall DERBY DE65 6JL**



**welcome to**

**Belfield Road, Etwall DERBY**

Nestled in the quaint South Derbyshire village of Etwall, this detached house offers a lounge/dining room, conservatory, office, four well-proportioned bedrooms, a driveway and well-established garden, and plenty of local amenities and travel links to keep you well-connected.



### Entrance Hallway

Upon entry through the porch the entrance hallway provides access to the lounge/dining room, kitchen, office, downstairs w/c and first floor landing.

### Kitchen

12' 7" x 8' 3" ( 3.84m x 2.51m )

Fitted kitchen comprising of base, wall and drawer units with an integrated sink, with space and plumbing for additional appliances. Finished with carpeted flooring, splashback tiling, a double-glazed window to the rear and connecting door to the utility.

### Lounge

11' 9" x 11' 7" ( 3.58m x 3.53m )

Featuring a fireplace, finished with a double-glazed window to the front. Seamlessly flowing into the dining area.

### Dining Room

11' 9" x 11' 6" ( 3.58m x 3.51m )

Accessed directly from the lounge a spacious dining area finished with sliding doors to the conservatory and a connecting door to the kitchen.

### Office

Currently used as an office, offering plenty of potential to renovate to your desires. Finished with carpeted flooring, two double-glazed windows to the side.

### Conservatory

11' 9" x 9' 3" ( 3.58m x 2.82m )

Allowing plenty of natural light to flood the room, a great space for relaxation. Finished with carpeted flooring and wrap-around double-glazed windows.

### Landing

First floor landing providing access to four bedrooms and the shower room.

### Bedroom One

12' x 10' 8" ( 3.66m x 3.25m )

Double bedroom finished with carpeted flooring, fitted wardrobes, cupboards, a radiator and double-glazed window to the front.

### Bedroom Two

11' 9" x 9' 10" ( 3.58m x 3.00m )

Double bedroom finished with carpeted flooring, fitted wardrobes, a radiator and double-glazed window to the rear.

### Bedroom Three

12' 9" x 8' 8" ( 3.89m x 2.64m )

Double bedroom finished with carpeted flooring, a radiator and double-glazed window to the front.

### Bedroom Four

6' 8" x 6' 7" ( 2.03m x 2.01m )

Single bedroom finished with carpeted flooring, fitted wardrobes, an airing cupboard, and a double-glazed window to the rear.

### Shower Room

Three-piece suite comprising of a wash-hand basin vanity, low-level w/c and shower cubicle. Finished with carpeted flooring and a frosted double-glazed window to the rear.

### External

To the front, a driveway providing off-road parking for multiple vehicles, alongside a laid-to-lawn patch. To the rear, mainly laid-to-lawn, surrounded by shrubbery and wooden fencing, adding an element of privacy, with a patio area perfect for seating.



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## **Belfield Road, Etwall DERBY**

- SPACIOUS FOUR-BEDROOM DETACHED HOUSE
- HEAPS OF POTENTIAL FOR IMPROVEMENT AND RENOVATIONS (STPP)
- LOUNGE, DINING ROOM AND CONSERVATORY
- FOUR WELL-PROPORTIONED BEDROOMS
- DOWNSTAIRS W/C AND SHOWER ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: E

# £350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MVR108132 - 0004

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