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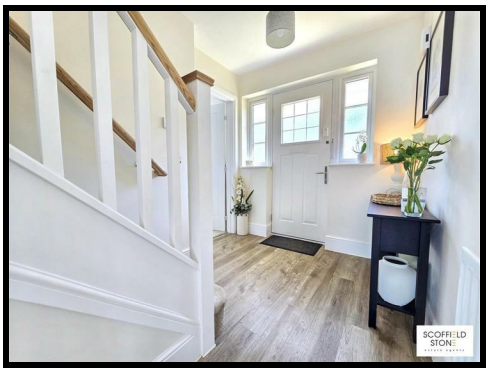
estate agents



8 Skylark Close, Etwall, Derby, DE65 6SS

£625,000

A luxury four bedroom detached home occupying a corner plot within The Nook, an exclusive Redrow development in Etwall. Offering 134 square metres (1442 square feet), countryside views, open plan family living, driveway parking for four vehicles, a double garage and a generous low maintenance garden.

Sales: 01283 777100
Lettings: 01332 511000
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Summary Description

Positioned within a cul de sac on The Nook, an exclusive Redrow development to the south of Etwall village, this luxury four bedroom detached home offers an impressive blend of modern design, generous living space and a highly desirable setting. Occupying a corner plot with countryside views, the property provides approximately 134 square metres (1442 square feet) of well planned accommodation, making it an excellent choice for families and buyers seeking a stylish village home with practical everyday features.

The heart of the home is the large open plan kitchen, diner and family area, beautifully finished with shaker style units, quartz worktops, a centre island with breakfast bar, integrated appliances and bifold doors leading through to the conservatory. A separate lounge provides a comfortable retreat, while the utility room and guest cloakroom add further convenience. To the first floor, there are four double bedrooms, including a generous principal bedroom with fitted wardrobes, countryside views and a stylish en suite shower room. The family bathroom is well appointed, and the home also benefits from Amtico flooring to key ground floor areas, underfloor heating to the conservatory, driveway parking for at least four vehicles and a double detached garage.

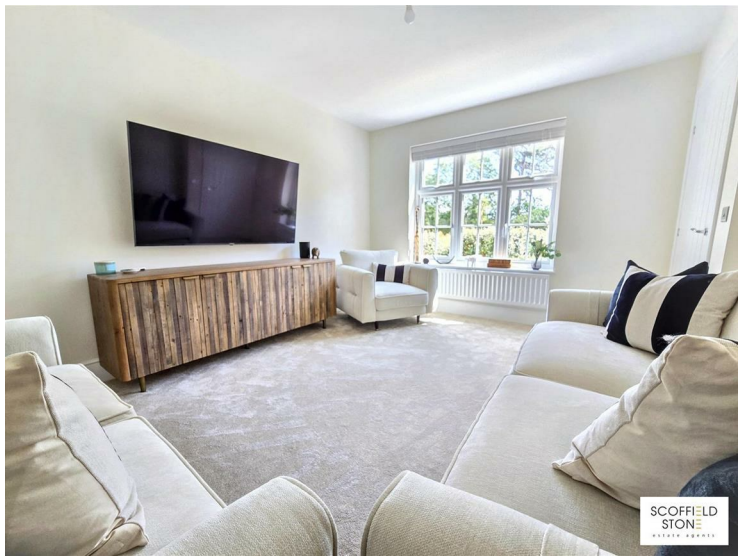
Etwall remains one of South Derbyshire's most sought after villages, offering a strong community feel, local amenities, pubs, shops and well regarded schooling, including John Port Spencer Academy. The village is well placed for access to Derby, Burton upon Trent, the A38, A50 and wider commuter routes, while nearby countryside and neighbouring villages provide plenty of options for walks, leisure and family life.

Entrance Hallway

A welcoming entrance hall finished with stylish wood effect Amtico flooring. A front aspect composite entrance door with part obscure glazing and matching side windows allows natural light to filter through, with a radiator completing the space.

Lounge

10'8 x 13'11 (3.25m x 4.24m)



A comfortable separate reception room, ideal for relaxing away from the main family area. The room is carpeted and features a UPVC double glazed window, TV and telephone points, and a radiator.

Kitchen / Lounge / Diner

21'3 x 23'11 (6.48m x 7.29m)

An impressive open plan living space, beautifully designed for modern family life and entertaining. Wood effect Amtico flooring flows throughout, while front, rear and side aspect UPVC double glazed windows create a bright and airy feel. Bifold doors open into the conservatory, extending the living space further.

The kitchen is fitted with a range of shaker style wall and base units, complemented by quartz worktops and a matching centre island with breakfast bar seating. Integrated appliances include twin electric ovens, a five burner gas hob with chimney style extractor hood, fridge freezer, dishwasher and an integrated chiller within the island. There is also an inset stainless steel sink with drainer and chrome monobloc tap. Further features include inset ceiling lights, two radiators, a TV point and useful under stairs storage.

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Conservatory
11'4 x 10'10 (3.45m x 3.30m)

A superb additional living space overlooking the garden, finished with wood effect Amtico flooring and benefitting from UPVC double glazed windows and roof. Underfloor heating makes this a comfortable room to enjoy throughout the seasons.

Utility
5'6 x 5'10 (1.68m x 1.78m)

A practical and well appointed utility room, finished with wood effect Amtico flooring and matching shaker style wall and base units with quartz worktop. There is an inset stainless steel sink with chrome monobloc tap, under counter space and plumbing for appliances, a radiator and a rear aspect part obscure glazed composite door giving access to the garden.

Downstairs WC

A neatly presented ground floor cloakroom with wood effect Amtico flooring, side aspect obscure UPVC double glazed window, wall mounted wash hand basin with chrome monobloc tap and tiled splashback, low flush WC and radiator.

Stairs / Landing

A carpeted staircase with wooden spindles rises to the first floor landing. The landing provides access to the loft via fitted ladders, a cupboard housing the hot water cylinder and a radiator.

Principal Bedroom
17'7 x 9'4 (5.36m x 2.84m)

A generous principal bedroom enjoying two front aspect UPVC double glazed windows with countryside views. The room is carpeted and includes fitted wardrobes and two radiators.

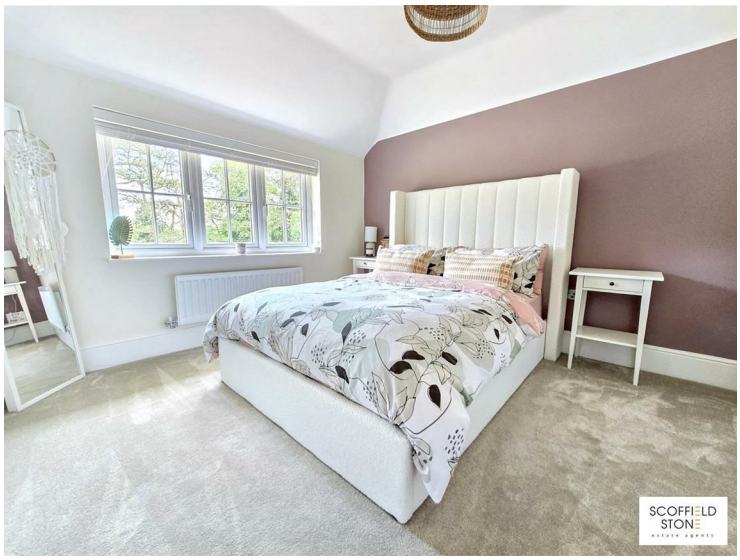
En-suite
7'5 x 5'0 (2.26m x 1.52m)

A stylish en suite shower room with ceramic tiled flooring, inset ceiling lights and tiled splashbacks. The suite includes a large walk in shower with rainfall head, wall mounted wash hand basin with chrome monobloc tap, low flush WC and chrome heated towel rail.

Bedroom Two
9'5 x 10'7 (2.87m x 3.23m)

A well proportioned double bedroom with fitted wardrobes, carpeted flooring, rear aspect UPVC double glazed window and radiator.

Bedroom Three
9'3 x 11'1 (2.82m x 3.38m)



A further bedroom enjoying front aspect countryside views through a UPVC double glazed window. The room is carpeted and includes a radiator.

Bedroom Four
10'3 x 8'9 (3.12m x 2.67m)

A versatile fourth bedroom with carpeted flooring, decorative wall panelling, rear aspect UPVC double glazed window and radiator.

Bathroom
6'10 x 5'6 (2.08m x 1.68m)

A well appointed family bathroom featuring ceramic tiled flooring, rear aspect obscure UPVC double glazed window, inset ceiling lights and tiled splashbacks. The suite includes a bathtub with chrome monobloc tap and plumbed shower over, low flush WC, wall mounted wash hand basin with chrome monobloc tap, chrome heated towel rail and shaving point.

OUTSIDE

Garage
19'2" x 18'5" (5.86 x 5.63)

The double detached garage features a metal up and over door, light and power, together with useful roof space storage options.

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Frontage

The property is approached via a tarmac double driveway providing off road parking for at least four vehicles. The frontage is attractively presented with a lawn, hedge boundary, herbaceous planting borders and a paved pathway leading to the main entrance.

Rear Garden

Set on a corner plot, the property benefits from a generous rear garden designed with low maintenance landscaping in mind. The garden includes a lawn, paved patio seating area, outdoor power sockets, cold water tap and gated access from the driveway.

Material Information

Verified Material Information

Costs and tenure
Tenure: Freehold
Council tax band: F
EPC rating: B

The building
Detached house, standard brick and block construction
4 bedrooms, 2 bathrooms, 1 reception
Accessibility adaptations: None
Loft: insulated and boarded, accessed by Hatch, with built in ladder and loft has been boarded with lighting by Instaloft.
Outside areas: Front garden and Rear garden

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating, installed 17th Oct 2023
Heating features: Underfloor heating and double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 ok, Vodafone ok, Three good, EE great
Parking: Driveway, Garage, and Private
Not in a controlled parking zone
No disabled parking available

Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Non-coal mining area: yes
Onward chain: yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Follow the link for the full report:
https://moverly.com/sale/TykZNjgEm1toqyEnp8TcWF/view

Disclaimer

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. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. 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 firm's employment has the authority to make or give any representation or warranty in respect of the property or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

Location / what3words

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Buying to Let?

Guide achievable rent price: £2400pcm

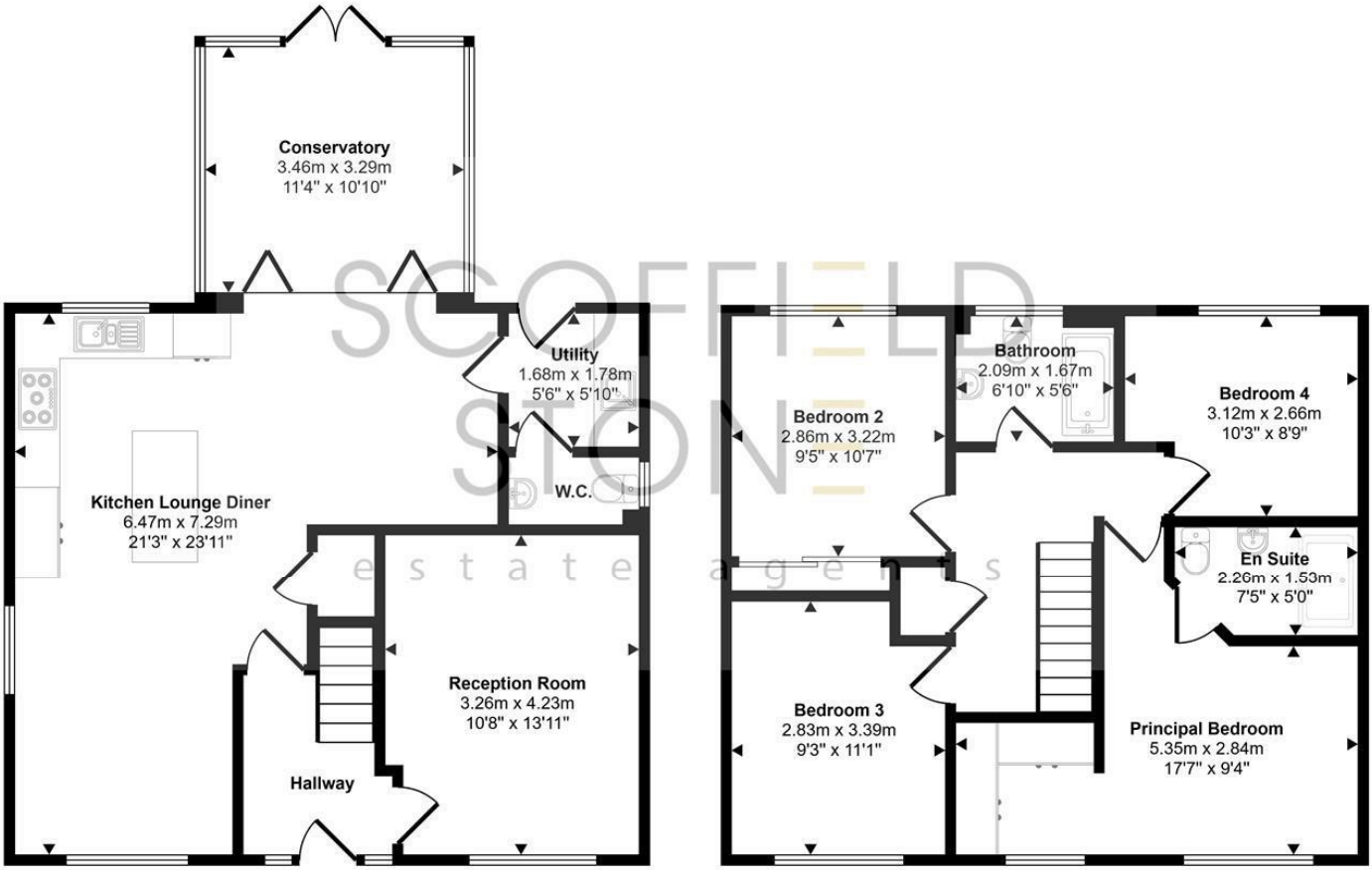
The above as an indication of the likely rent price you could

achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

ID Checks for buyers

To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small non-refundable charge of £25 per person to cover the cost of these checks.

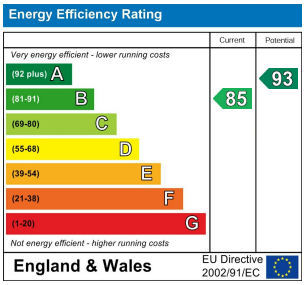
Approx Gross Internal Area
134 sq m / 1442 sq ft

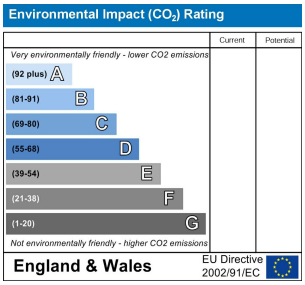


Ground Floor
Approx 73 sq m / 787 sq ft

First Floor
Approx 61 sq m / 655 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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