



SCOFFIELD  
STONE



**4 Blenheim Mews, Etwall, Derby, DE65 6PU**

**£360,000**

Chain Free - Tucked away on a private road in central Etwall, this extended detached cottage offers generous gardens, driveway parking and a double garage. Clean and well kept yet ready for modernisation, it provides two receptions, kitchen, utility and three double bedrooms, all within easy reach of village amenities.

## Summary Description

Set on a private road behind the Methodist church at the heart of Etwall, this extended detached cottage presents a rare opportunity. Offered in clean condition and now ready for sympathetic modernisation, it enjoys a quiet position with generous gardens to the front and rear, a block paved driveway for two cars and a substantial detached double garage. The home is well placed for buyers seeking village living, privacy and space, with scope to create a stylish family residence.

The ground floor includes a welcoming hall with storage, a lounge with exposed beams, a brick fireplace with living flame gas fire and door to the front garden, and a separate dining room. The kitchen has wood effect units, roll edge worktops, a composite sink, integrated double oven and gas hob, plus a stable door to the garden. A utility room and guest cloakroom add everyday convenience. Upstairs are three double bedrooms, a dressing area or nursery with fitted wardrobes, a shower room and a separate family bathroom. Hardwood double glazed windows, two reception rooms and useful roof storage complement the layout.

Etwall is a historically important and much sought after South Derbyshire village, known for its community facilities, sports fields and regular events. Schooling includes Etwall Primary and John Port Spencer Academy. Daily needs are met by local shops, cafes and services, with Derby and Burton close by. Transport links are excellent, with the A50 and A38 giving swift access to the wider road network, regular bus services, and rail connections from Derby and Willington.

## Entrance Hall

Carpeted, side aspect part double glazed hardwood main entrance door, under stairs storage cupboard, radiator.

## Lounge



Carpeted, side aspect obscure hardwood double glazed porthole window, two front aspect hardwood double glazed windows, front aspect hardwood panelled double glazed door to front garden, exposed beams to ceiling, brick fireplace with living flame gas fire, wall lights, two radiators, tv point.

## Dining Room



Carpeted, front aspect hardwood double glazed window, exposed beams to ceiling, radiator, tv point.

## Kitchen



Having ceramic tiled flooring, rear and side aspect hardwood double glazed window, side aspect hardwood stable door to garden, fitted wall and floor units to wood effect with roll edge worktop and tiled splashbacks, inset composite sink with drainer, vegetable preparation and mixer tap, integrated double electric oven, inset gas hob with extractor hood over, under counter space for appliance, radiator, wall mounted Worcester gas combination boiler.

## Utility Room

Having ceramic tiled flooring, rear aspect hardwood double glazed window, floor standing cabinet with worktop and inset stainless steel sink with chrome hot and cold taps, plumbing for washing machine.

## Guest Cloakroom/WC

Having ceramic tiled flooring, rear aspect obscure hardwood double glazed window, low flush wc, radiator.

# 4 Blenheim Mews, Etwall, Derby, DE65 6PU

## Stairs/Landing

Carpeted, side aspect hardwood double glazed window, rear aspect feature arched hardwood double glazed window, radiator, access to roof space.

## Bedroom One



Carpeted, front aspect hardwood double glazed window, radiator, wall lights.

## Dressing Area / Nursery

Carpeted, front aspect hardwood double glazed window, fitted wardrobes.

## Shower Room

Carpeted, side aspect obscure hardwood double glazed window, tiled walls, shower enclosure with electric shower.

## Bedroom Two



Carpeted, front aspect hardwood double glazed window, fitted wardrobe, wall lights, radiator.

## Bedroom Three



Carpeted, rear aspect hardwood double glazed window, fitted wardrobes, radiator.

## Bathroom



Having ceramic tile effect cushion flooring, rear aspect obscure hardwood double glazed window, tiled splashbacks, pedestal wash hand basin with chrome hot and cold taps, low flush wc, bidet, bathtub with chrome hot and cold taps and electric shower over, radiator.

## OUTSIDE

# 4 Blenheim Mews, Etwall, Derby, DE65 6PU

## Frontage and Driveway



You are greeted by a block paved double driveway which leads to the main entrance and rear of the property. To the front is a generous lawned garden with established herbaceous planting and paved patio. To the rear of the patio is an original brick built storage shed.

## Rear Garden



A generous, enclosed and private garden having a mixture of paved patio, lawn and established herbaceous borders. Wooden potting shed and cold water tap.

## Garage

16'9" x 17'8" (5.11 x 5.39)

A detached brick built garage with twin metal up and over doors, light, power and roof storage.

## Material Information

Verified Material Information

Council Tax band: E

Tenure: Freehold

Property type: House

Property construction: Standard brick and block construction

Energy Performance rating: No Certificate

Number and types of room: 3 bedrooms, 2 bathrooms, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed. The system was installed at an unknown date.

Heating features: None

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - OK, Vodafone - OK, Three - Good, EE - Good

Parking: Garage and Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

Loft access: Yes - insulated and boarded, accessed by: Stepladder

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

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/NroUvfpGPzNco3ekgG6z2L5/view>

## Buying to Let?

Guide achievable rent price: £xxxxpcm

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.

## Location / what3words

what3words ///

## 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.

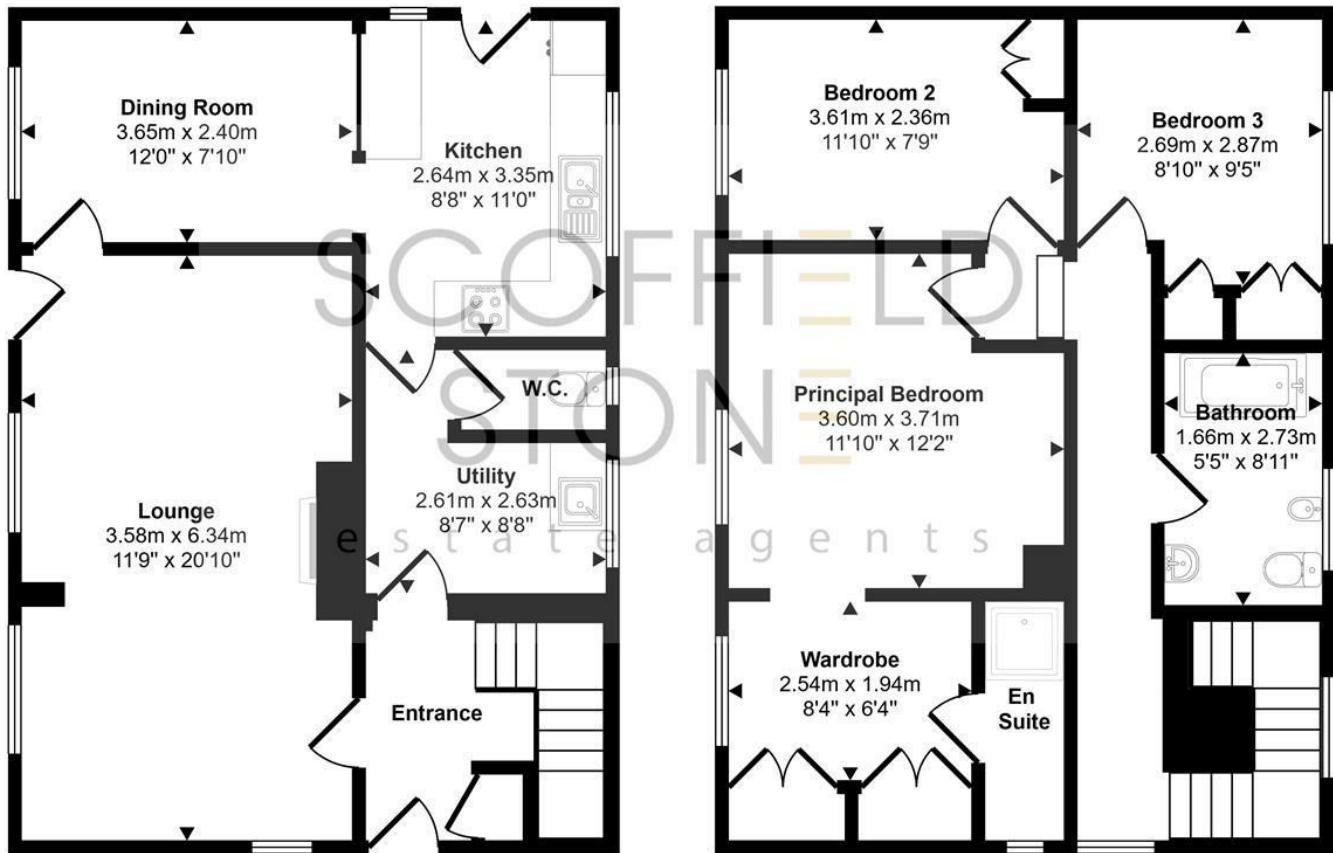
#### ID Checks for buyers

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 charge of £25 per person to cover the cost of these checks.



Sales: 01283 777100  
Lettings: 01332 511000  
[www.scoffieldstone.co.uk](http://www.scoffieldstone.co.uk)

Approx Gross Internal Area  
114 sq m / 1224 sq ft



### Ground Floor

Approx 57 sq m / 609 sq ft

### First Floor

Approx 57 sq m / 615 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
Map data ©2026			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			



### Hilton Office

Unit 6, Neighbourhood Centre  
Witham Close,  
Hilton, Derby DE65 5JR

**t:** Sales 01283 777100

**t:** Lettings 01332 511000

**e:** info@scofieldstone.co.uk

**w:** [www.scofieldstone.co.uk](http://www.scofieldstone.co.uk)

Co Reg No. 8975758 VAT No. GB186513980