

# Fletcher & Company

7 Arkwright Way, Etwall, Derby, DE65 6RW

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Offers Around £439,950

Freehold

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- Bloor Built Home
- Superbly Presented
- Ideal for a Family
- Enclosed Garden, Driveway & Garage
- Entrance Hall, Fitted Guest Cloakroom & Study
- Spacious Lounge
- Open Plan Living Kitchen & Utility
- Four First Floor Bedrooms & Bathroom
- Principle Bedroom with En-Suite
- Close to Excellent Transport Links







## Summary

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A fabulous, four bedroom, Bloor built, detached residence on a highly desirable estate in popular Etwell.

Ideal for modern family life the property comprises spacious entrance hall, fitted guest cloakroom, fabulous open plan living kitchen with utility off, spacious lounge with feature bay window and separate study. The first floor landing leads to a principle bedroom with fitted wardrobes and en-suite shower room, three further bedrooms and a superbly appointed bathroom with four piece suite in white.

To the rear of the property is a private, enclosed garden featuring timber fencing and attractive walls. There is an extended patio and good sized lawn. To the side of the property is a block paved driveway providing off-road parking and access to a detached single garage with up and over door.

# F&C

## **The Location**

Etwell is a very popular village conveniently located for easy access to both the A50 and A38. It is within commuting distance to major employers in the area including Toyota, Rolls Royce and JCB. The village itself features a popular primary school, John Port secondary school, gym/swimming pool, popular pubs/restaurants, recreational ground and cricket club.

## **Accommodation**

### **Ground Floor**

#### **Entrance Hall**

16'4" x 9'1" (4.98 x 2.78)

An entrance door provides access to spacious hallway with Karndean flooring, central heating radiator, cloak cupboard and staircase to first floor.



#### **Fitted Guest Cloakroom**

5'8" x 3'5" (1.75 x 1.06)

Appointed with a low flush WC, pedestal wash handbasin, central heating radiator, Karndean flooring and double glazed window to side.

### Lounge

16'0" x 10'10" (4.88 x 3.32)

A spacious room which is light and airy courtesy of double glazed window to front and double glazed bay window to side. Having two central heating radiators.



### Study

10'2" x 6'4" (3.12 x 1.95)

With central heating radiator and double glazed window to front.





**Open Plan Living Kitchen**  
26'0" x 10'4" (7.95 x 3.17)



### Lounge/Dining Area

Having a central heating radiator, space to mount a flat screen TV, wall light points, two double glazed Velux windows, further double glazed window and double glazed French doors to rear.



## Kitchen Area

Featuring granite worktops with matching upstands, inset sink unit with mixer tap, gloss finish base cupboards and drawers, complementary wall mounted cupboards, electric hob with extractor hood over, built-in oven and grill, integrated fridge freezer and dishwasher, recessed ceiling spotlighting, Karndean flooring and double glazed windows to side and rear.





### Utility Room

7'1" x 5'7" (2.16 x 1.72)

Comprising granite worktops with matching upstands, fitted base cupboard, wall mounted cupboard housing the boiler, appliance space suitable for washing machine, central heating radiator, Karndean flooring and panelled and glazed door to side.



### First Floor Landing

9'2" x 3'1" (2.81 x 0.96)

A semi-galleried landing with feature balustrade with central heating radiator and access to loft space.

### Bedroom One

10'7" x 10'1" (3.24 x 3.08)

Having a central heating radiator, fitted wardrobes with sliding mirrored doors and double glazed window to front.



### Superbly Appointed En-Suite Shower Room

6'11" x 4'11" (2.13 x 1.50)

Partly tiled with a stylish white suite comprising low flush WC, half pedestal wash handbasin, shower cubicle with integrated shower, central heating radiator and double glazed window to side.

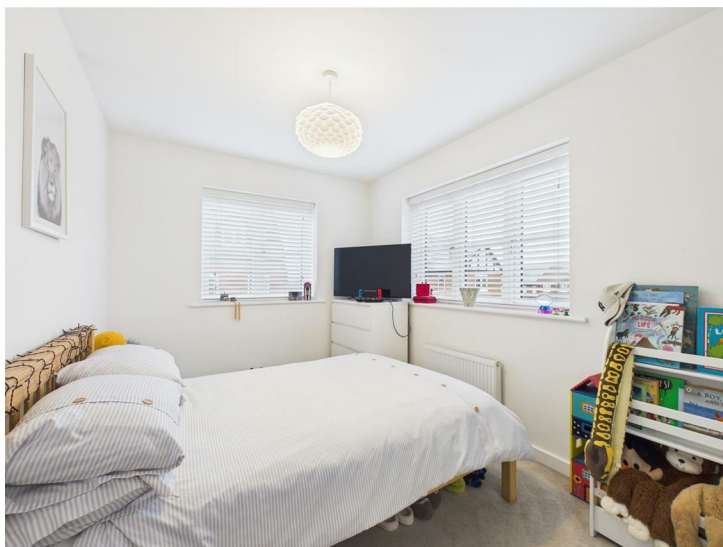




### Bedroom Two

11'8" x 8'3" (3.57 x 2.53)

With central heating radiator, fitted wardrobes with slided mirrored door and double glazed windows to front and side.



### Bedroom Three

10'7" x 8'3" (3.25 x 2.54)

Having a central heating radiator and double glazed windows to side and rear.



### Bedroom Four

8'5" x 7'0" (2.59 x 2.14)

With central heating radiator and double glazed window to rear.



## Bathroom

11'9" x 4'1" (3.60 x 1.26)

Superbly appointed and partly tiled with a white suite comprising low flush WC, half pedestal wash handbasin, shower cubicle, panelled bath with shower attachment, ladder style radiator and double glazed window to side.



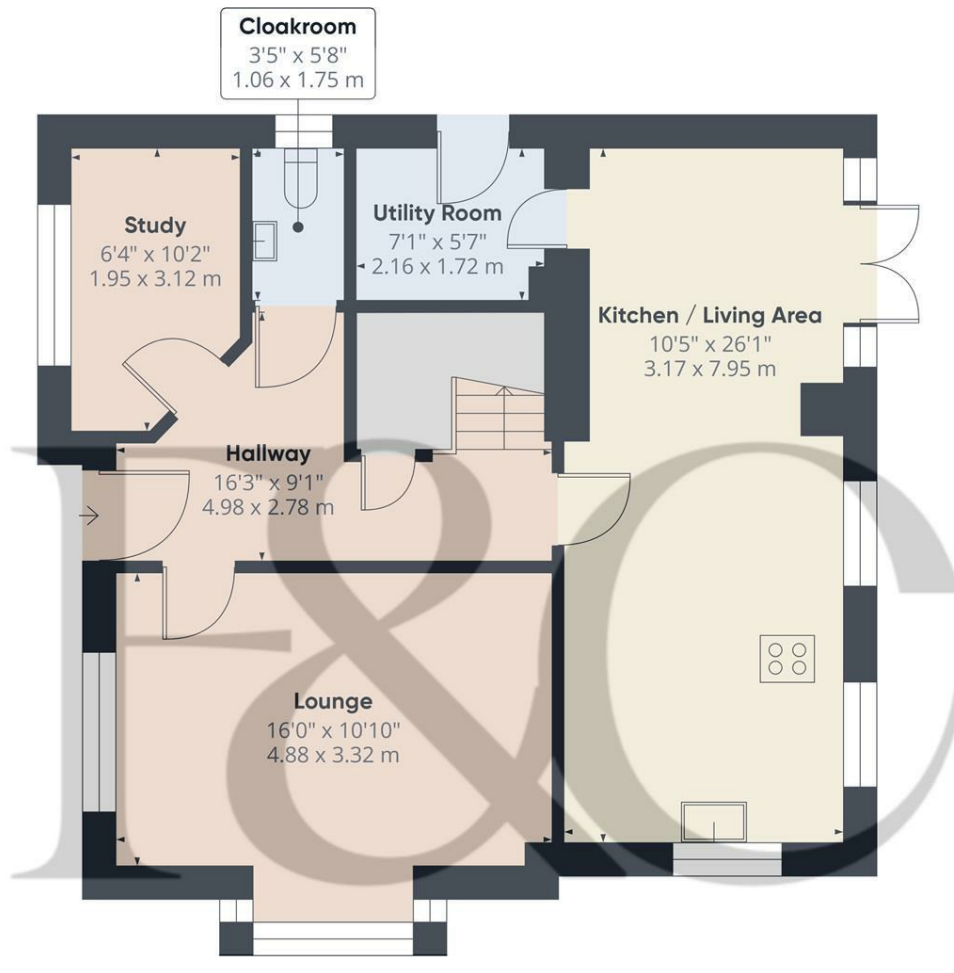
## Outside

The property occupies an impressive corner plot, set back from the road behind lawn fore-gardens, neat hedging and pathway leading to attractive, pitched roof storm porch. There is a driveway to the side giving access to a detached single garage with up and over door. There is an enclosed rear garden which is partially walled and partially timber fenced and features a lawn, extended stone patio, outdoor lighting and there is a timber gate to the side.



**Council Tax Band E**





Floor 0

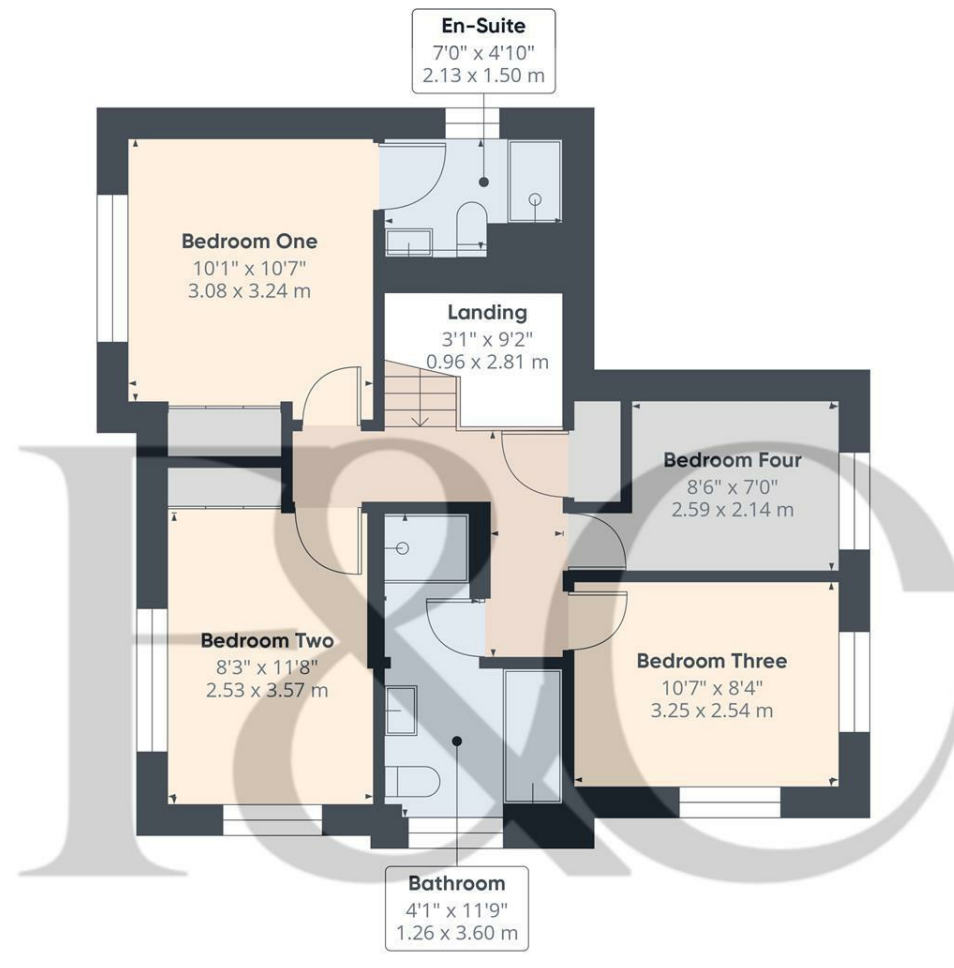
Approximate total area<sup>®</sup>

723 ft<sup>2</sup>  
67.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area<sup>®</sup>

542 ft<sup>2</sup>  
50.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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7 Arkwright Way  
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Council Tax Band: E  
Tenure: Freehold



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	