

Heathfield Avenue, Etwell

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Offers in excess of
£430,000



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This property at a glance:



TORC6

Heathfield Avenue, Etwall



Jodie says:

“I love how peaceful this home feels, while still being in one of Etwall’s most sought-after locations. From the moment you walk through the front door, there’s such a warm and welcoming atmosphere, and it’s a home that has clearly been cared for.

The entrance hallway immediately gives a lovely sense of space. One of the most useful rooms for me has been the study – it’s the perfect, quiet place to work from home, but it’s also flexible enough to suit different needs.

The lounge is another bright and beautiful room. The bay window lets so much natural light pour in, making it feel bright and inviting throughout the day, while still being cosy in the evenings.

For me though, the standout feature is the open-plan kitchen, dining and living space. It really is the heart of the home. Whether it’s cooking, entertaining friends, or just spending time together as a family, it’s such an easy and sociable space to live in. The kitchen itself has been beautifully designed with quality appliances and plenty of storage and workspace. The utility room and downstairs WC are incredibly practical additions that help keep everything organised.

Upstairs, the main bedroom feels like a peaceful retreat, especially with the fitted wardrobes and stylish en-suite shower room. I also love how much natural light most of the bedrooms get thanks to the dual-aspect windows.

The whole upstairs feels bright and airy throughout the day. The fourth bedroom is really versatile and could work equally well as a nursery, dressing room, hobby space, or additional office depending on what’s needed.

The garden is something you can truly appreciate all year round. It’s been thoughtfully landscaped and beautifully maintained, creating a lovely extension of the living space outside. The patio area is ideal for summer dining and entertaining, while the established borders add colour, character, and a real sense of privacy. It’s such a peaceful and enjoyable space to spend time in.

Overall, this is a home that combines style, comfort, and practicality so effortlessly in an ideal village location.”



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Did you spot...

This great family home has a utility room and a large downstairs study



A message from the seller:

"The house is absolutely stunning and felt like the perfect family home from the moment we walked through the door. We could immediately picture ourselves living here, placing our furniture and unpacking our bags.

It is beautifully positioned on the estate, set on a generous corner plot with a fantastic south-facing garden. The garden is one of the standout features of the home, enjoying sunshine from morning until late evening. It has been finished to a very high standard and provides a wonderful space for relaxing, entertaining and family time.

The back of the house has become the real hub of our family life. The kitchen looks out towards the dining and seating area, which has made it a lovely space for spending time together and creating many happy memories.

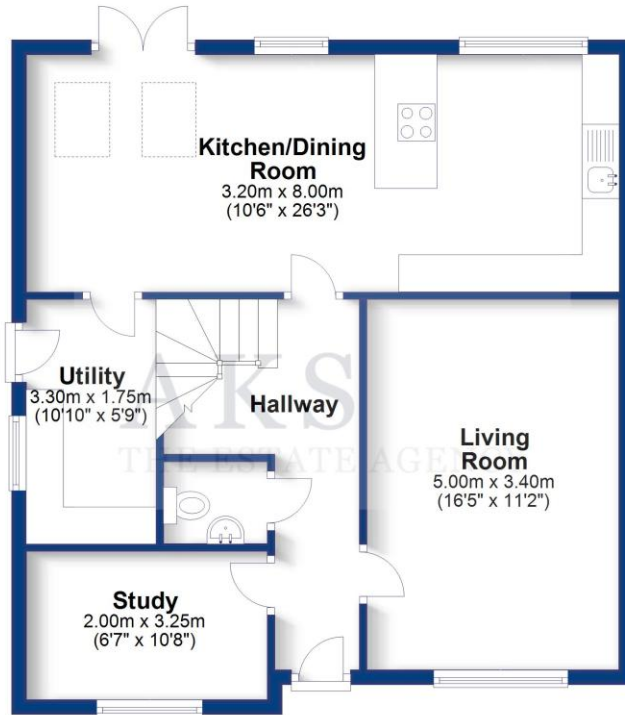
We have not made the decision to leave lightly. This has been a perfect family home for us, and whoever buys it will be very lucky to create many more happy memories here".

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Floor Plan

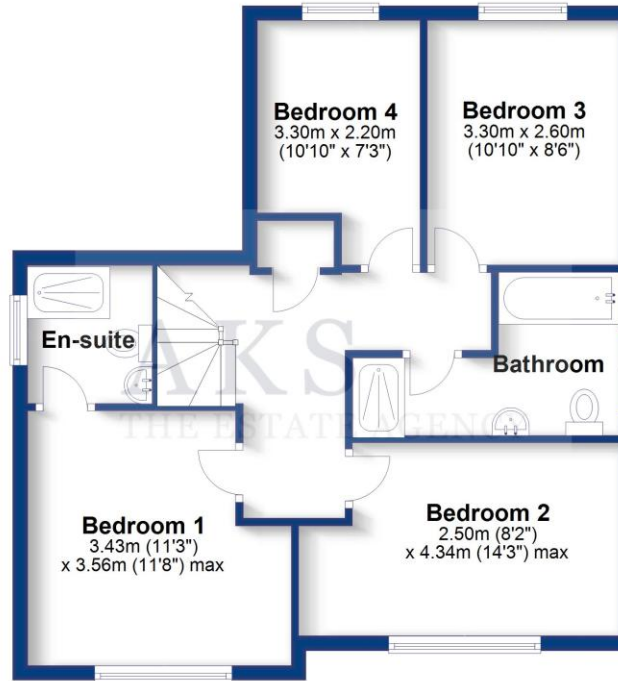
Ground Floor

Approx. 67.7 sq. metres (728.4 sq. feet)



First Floor

Approx. 57.5 sq. metres (619.1 sq. feet)



Total area: approx. 125.2 sq. metres (1347.5 sq. feet)

Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(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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Key Features:

- FOUR BEDROOM DETACHED HOME
- OPEN PLAN KITCHEN, DINING, FAMILY ROOM
- MAIN BEDROOM WITH EN-SUITE
- FOUR PIECE BATHROOM
- LANDSCAPED GARDEN
- DRIVEWAY AND GARAGE PARKING
- GREAT LOCATION, CLOSE TO VILLAGE AMENITIES
- EPC RATING B



About the area:

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

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

