

## The Marsh Derby Road, Etwall, DE65 6LR

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Offers Around £850,000

Freehold

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- A True Rarity on the Market
- Fabulous Four Bedroom Detached Home with Self-Contained Two Bedroom Annex
- Impressive Private Plot Measuring Over One Acre
- Impressive Views
- Totally Remodelled & Superbly Presented Throughout
- Ideal for Multi-Generational Living, AirBnB or Business Usage
- Fabulous Grounds Incorporating Potential Paddock
- Ample Parking, Garage & Carport
- Highly Convenient Location
- Viewing is a Must







## Summary

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This is a wonderful, totally remodelled and superbly presented, four bedroom, detached residence sold with the benefit of a self-contained, two-bedroom annex occupying a fabulous plot measuring over one acre on the outskirts of the popular village of Etwell.

Internal viewing is essential to fully appreciate this high specification home which offers highly versatile living accommodation for a family or multi-generational living. The property has guest accommodation or offers the potential to run a business.

The beautiful main residence has not only been extended but has also been upgraded throughout and features gas central heated accommodation with stylish flush casement windows. The accommodation comprises entrance hall, fitted guest cloakroom, spacious lounge, sitting room/snug, study and dual aspect open plan dining kitchen ideal for entertaining with separate utility room. The first floor accommodation features a principal bedroom with superbly appointed en-suite, three further bedrooms and a well-appointed bathroom.

The annex accommodation is essentially a separate, detached bungalow and features an entrance hall, spacious conservatory/living space, breakfast kitchen, two bedrooms, bathroom and utility/store as well as an attached single garage.

Outside, the property sits within an acre of ground offering a high degree of privacy from neighbouring properties. There are extensive lawn areas, potential paddock with separate access, extensive driveway with parking for several vehicles and access to the aforementioned garage. There is a carport, beneath which is gated access.

The property also benefits from planning for a two storey extension and there may also be the possibility for a building plot, subject to any necessary planning consents.

F&C



## The Location

The property is located on the outskirts of Etwall, a popular South Derbyshire village, which features a highly regarded primary school, John Port Academy, leisure centre, post office, pubs/restaurants and is conveniently located for access to Derby and Burton-upon-Trent as well as other transport links including the A38 and A50.

## Accommodation

### Ground Floor

#### Spacious Hallway

17'3" x 7'3" (5.28 x 2.22)

A panelled and glazed composite entrance door provides access to spacious hallway with contemporary style floor to ceiling central heating radiator, wood effect tile flooring and recessed ceiling spotlighting.



#### Fitted Guest Cloakroom

4'8" x 3'3" (1.43 x 1.01)

Appointed with a low flush WC, vanity unit with wash handbasin and storage beneath, central heating radiator and wood effect tile flooring.

## Fabulous Lounge

16'9" x 14'9" (5.12 x 4.52)

With plenty of light courtesy of the double glazed windows to both side and rear as well as bifold doors to the side elevation and feature log burner with timber display mantel and raised hearth.





### **Sitting Room/Snug**

11'10" x 9'4" (3.62 x 2.87)

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



### **Study**

6'11" x 6'6" (2.12 x 2.00)

With central heating radiator, wood effect tile flooring and double glazed window to side.





**Fabulous Dual Aspect Open Plan Dining Kitchen**  
27'5" x 13'1" (8.38 x 4.00)





### Dining Area

Having two stylish floor to ceiling central heating radiators, wood effect tile flooring, recessed ceiling spotlighting, fabulous double glazed lantern roof offering much light, two double glazed picture windows to side elevation and matching double glazed bifold doors to rear.



### Breakfast Bar

With storage beneath.





## Kitchen Area

Featuring a quality range of preparation surfaces with matching upstands, inset sink unit with mixer tap, gloss finish cupboards and drawers, appliances including full height fridge, full height freezer, Neff induction hob with extractor hood over, two Neff ovens and dishwasher, recessed ceiling spotlighting and double glazed window to front overlooking fields beyond.



### Utility

9'10" x 8'7" (3.00 x 2.63)

Comprising stylish workshops with matching upstands, inset stainless steel sink unit, gloss finish base cupboards, appliance space suitable for washing machine, central heating radiator, wood effect tile flooring, wall mounted gas fired boiler, airing cupboard, double glazed window to front and panelled and double glazed door to side.



### First Floor Landing

14'4" x 6'11" x 6'2" x 2'11" (4.37 x 2.11 x 1.89 x 0.90)

A semi-galleried landing with feature balustrade, central heating radiator, access to loft space and double glazed window to side.





## Principal Bedroom

15'2" x 14'10" (4.63 x 4.54)

Having a central heating radiator, an extensive range of built-in wardrobes with partially mirrored sliding doors, double glazed windows to side and rear and door to en-suite.



### Superbly Appointed En-Suite Bathroom

6'11" x 5'5" (2.12 x 1.67)

Appointed with a low flush WC, vanity unit with wash handbasin and storage beneath, panelled bath with shower over, chrome towel radiator and double glazed window to side.





## Bedroom Two

10'11" x 9'11" (3.35 x 3.04)

With central heating radiator and double glazed window to front with field views.



### Bedroom Three

11'0" x 10'0" (3.36 x 3.06)

Having a central heating radiator and double glazed windows to front with field views.





### Bedroom Four

11'8" x 6'11" (3.57 x 2.12)

With central heating radiator, fitted wardrobe and desk and double glazed window to rear.



### **Well-Appointed Principal Bathroom**

6'8" x 6'2" (2.04 x 1.89)

Appointed with a low flush WC, vanity unit with wash handbasin and storage beneath, panelled bath with shower over, central heating radiator and double glazed window to front.



### **Annex Accommodation**

#### **Hallway**

4'9" x 4'1" (1.45 x 1.26)

A panelled and double glazed entrance door provides access to hallway with central heating radiator and tiled floor.

#### **Breakfast Kitchen**

12'3" x 11'9" (3.74 x 3.59)

Comprising L-shaped worktops with tiled surrounds, inset stainless steel sink unit, wood grain effect fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate gas hob with extractor hood over, built-in oven, integrated fridge freezer, central heating radiator, quarry tiled floor and double glazed window to front.





## Conservatory/Living Space

29'9" x 9'1" (9.09 x 2.78)

With central heating radiator, double glazed windows to front, side and rear and matching French doors to garden.



### Bedroom One

12'4" x 11'8" (3.77 x 3.58)

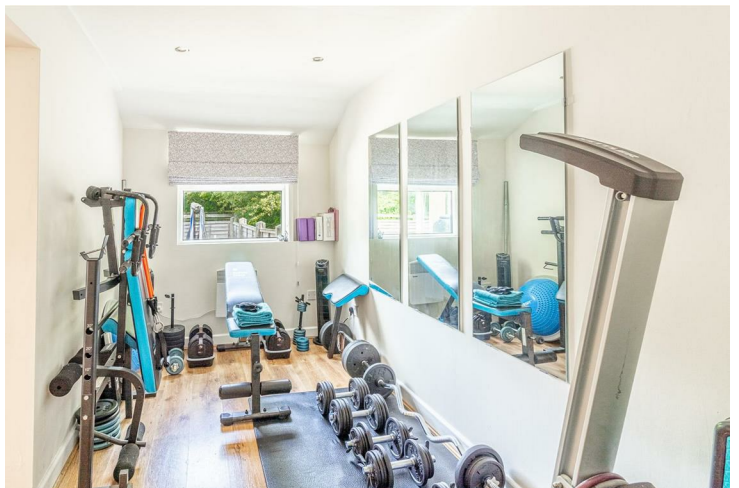
Having a central heating radiator and double glazed windows to either side..



### Bedroom Two

11'6" x 6'5" (3.53 x 1.97)

With double glazed window to rear.



### Bathroom

7'8" x 4'11" (2.35 x 1.51)

Partly tiled and appointed with a low flush WC, pedestal wash handbasin, panelled bath with shower attachment, central heating radiator and double glazed window to rear.



### Utility

6'3" x 4'3" (1.93 x 1.32)

With plumbing for washing machine and door to garage.



## Outside

As mentioned, the property sits on a fabulous plot measuring over one acre. The property is set back from the road behind a walled driveway providing parking for multiple vehicles which continues beneath a carport and gated access. The property benefits from a single garage. The gardens are a true feature of the sale offering complete privacy from neighbouring properties and being surrounded by mature trees. There is a substantial expanse of lawn/paddock, gravelled seating/dining area immediately off the kitchen, a multitude of plants, shrubs and trees and field views.

We would also point out that the property benefits from planning permission for a two storey extension to the side. There is also a sizeable section to the side of the property which could lend itself to a building plot, subject to any necessary planning contents. The property also benefits from external lighting, power and water.



## Council Tax Band E



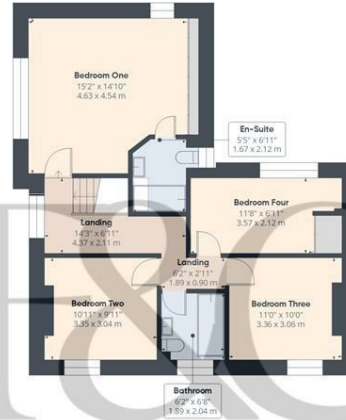
### Septic Tank

Please note that we have been informed that there is a septic tank at the property. For further information, please contact the office.





Floor 0 Building 1



Floor 1 Building 1

Approximate total area<sup>®</sup>

2412 ft<sup>2</sup>

224 m<sup>2</sup>

Reduced headroom

6 ft<sup>2</sup>

0.5 m<sup>2</sup>

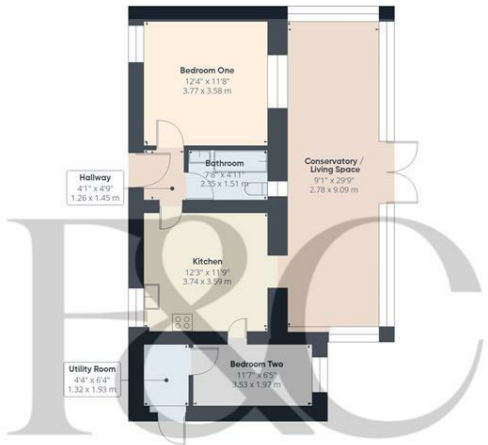
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360



Floor 0 Building 2





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The Marsh Derby Road  
Etwell  
DE65 6LR

Council Tax Band: E  
Tenure: Freehold

## Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>95</b> |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>63</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<br>2002/91/EC |           |

