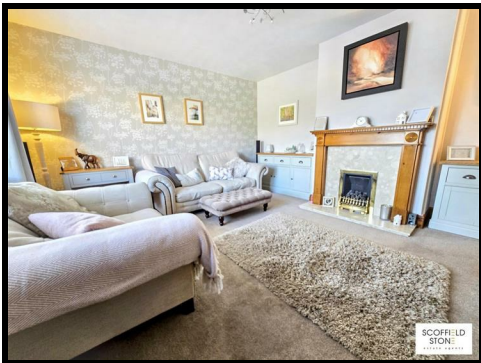




40 Chestnut Grove, Etwall, Derby, Derbyshire, DE65 6NG

£275,000

A very well presented three bedroom semi detached home in popular Etwall, two reception rooms, a well proportioned breakfast kitchen, driveway parking, extended garage storage, and a private landscaped garden with open countryside views to the rear.

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Summary Description

Located on a highly regarded established street in Etwall, Derbyshire, this excellently presented three bedroom semi detached home offers 114 square metres (1228 square feet) of well balanced accommodation, with open countryside views to the rear and a position that will appeal to buyers seeking village living with everyday convenience. The property is well suited to growing families, downsizers, or buyers wanting practical space inside and out, with the added benefit of driveway parking, a garage, and attractive landscaped garden.

The accommodation includes an inviting entrance hall, a comfortable front lounge with feature fireplace, and a separate dining room with French doors opening to the rear garden. The breakfast kitchen is particularly well proportioned and fitted with a good range of units, integrated appliances, fitted bench seating, and useful under stairs storage. A standout feature is the extended garage, which provides not only secure parking or workshop space, but also excellent additional ground floor storage, laundry provision, and a further area to the rear. Upstairs, there are three bedrooms, including a principal bedroom with fitted wardrobes, along with a family bathroom. The loft is also part boarded, with light and power, adding further practical storage.

Etwall remains one of South Derbyshire's most popular villages, known for its strong community feel, range of local amenities, and access to reputable schooling. A local shop is within walking distance, while further facilities, pubs, and services are available in the village centre. The property is also well placed for travel into Derby, Burton upon Trent, and surrounding areas, with convenient access to the A38 and A50 road network, making it a strong option for commuters. Nearby public transport links further support access across the region.

Entrance Hall

Carpeted, front aspect part obscure upvc double glazed main entrance door with side windows, retro style radiator, internet access point.

Lounge

13'5 x 13'2 (4.09m x 4.01m)



Carpeted, front aspect upvc double glazed window, wooden Adam style fireplace with stone effect hearth and living flame gas fire, tv point, radiator.

Breakfast Kitchen

Having ceramic tiled flooring, rear aspect upvc double glazed window, part obscure upvc double glazed door to driveway, inset lights to ceiling, fitted wall and floor units to cottage style in cream with wood effect roll edge worktops, under stairs storage, fitted bench, integrated electric oven and microwave, inset composite sink with drainer, vegetable preparation and chrome mixer tap, inset induction hob with extractor over, integrated dishwasher, integrated fridge, radiator.

Breakfast Area

9'1 x 8'8 (2.77m x 2.64m)



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Kitchen Area

8'11 x 9'7 (2.72m x 2.92m)



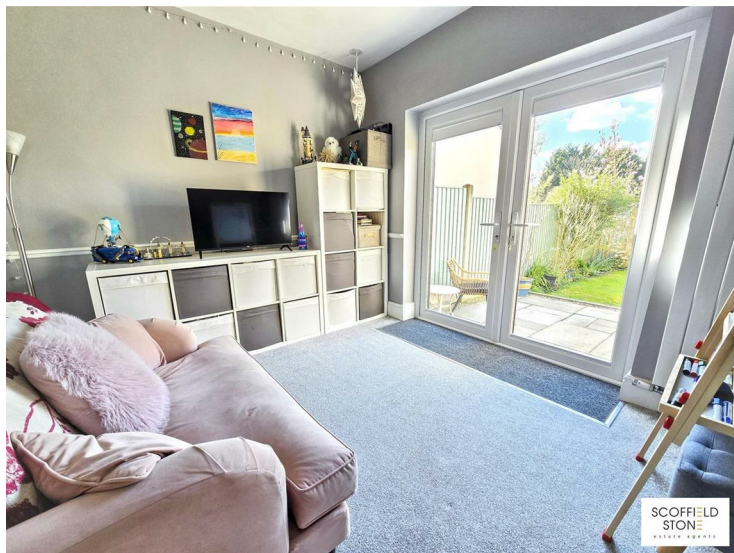
Principal Bedroom

11'0 x 11'5 (3.35m x 3.48m)



Dining Room

10'2 x 8'9 (3.10m x 2.67m)



Carpeted, front aspect upvc double glazed window, fitted wardrobes, radiator.

Bedroom Two

11'0 x 10'6 (3.35m x 3.20m)



Carpeted, rear aspect upvc double glazed French doors to garden, contemporary vertical radiator.

Garage/Workshop/Storage

9'3 x 16'8 (2.82m x 5.08m)

A very useful space providing electric and plumbing for laundry appliances, worktop with inset sink. The space extends to the rear to provide further storage. Metal up and over door. Timber personnel door to garden.

Stairs/Landing

Carpeted, side aspect upvc double glazed window, wooden spindle staircase, airing cupboard with hot water cylinder, access to roof space. The attic is part boarded with light and power and is accessed via a loft ladder.

Carpeted, rear aspect upvc double glazed window, radiator, attractive views over open land to the rear.

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Bedroom Three

8'5 x 8'1 (2.57m x 2.46m)



Carpeted, front aspect upvc double glazed window, retro style radiator.

Bathroom

8'0 x 5'5 (2.44m x 1.65m)



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

OUTSIDE

Frontage and Driveway



A concrete driveway leads to the garage, with extra parking created by the gravelled area to the front.

Rear Garden



A compact but very private garden which has been attractively landscaped to provide a mixture of paved patio, lawn and herbaceous borders. A gateway leads to a grassed park to the rear.

Material Information

Verified Material Information

Council Tax band: C

Tenure: Freehold

Property type: House

Property construction: Flat roof extension

Energy Performance rating: D

Number and types of room: 3 bedrooms, 1 bathroom, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

40 Chestnut Grove, Etwall, Derby, Derbyshire, DE65 6NG

Water supply: Mains water supply
Sewerage: Mains
Heating: Mains gas-powered central heating is installed. The system was installed on 22 Oct 2014.
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - OK, Vodafone - Poor, 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: Yes
Loft access: Yes - insulated and boarded, accessed by: Loft ladder access from landing

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.

Follow the link for the full report:
<https://moverly.com/sale/7AAWSrgAL7u5xFVY2Ss1Us/view>

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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.

Buying to Let?

Guide achievable rent price: £1050pcm

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. Scofield 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.

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

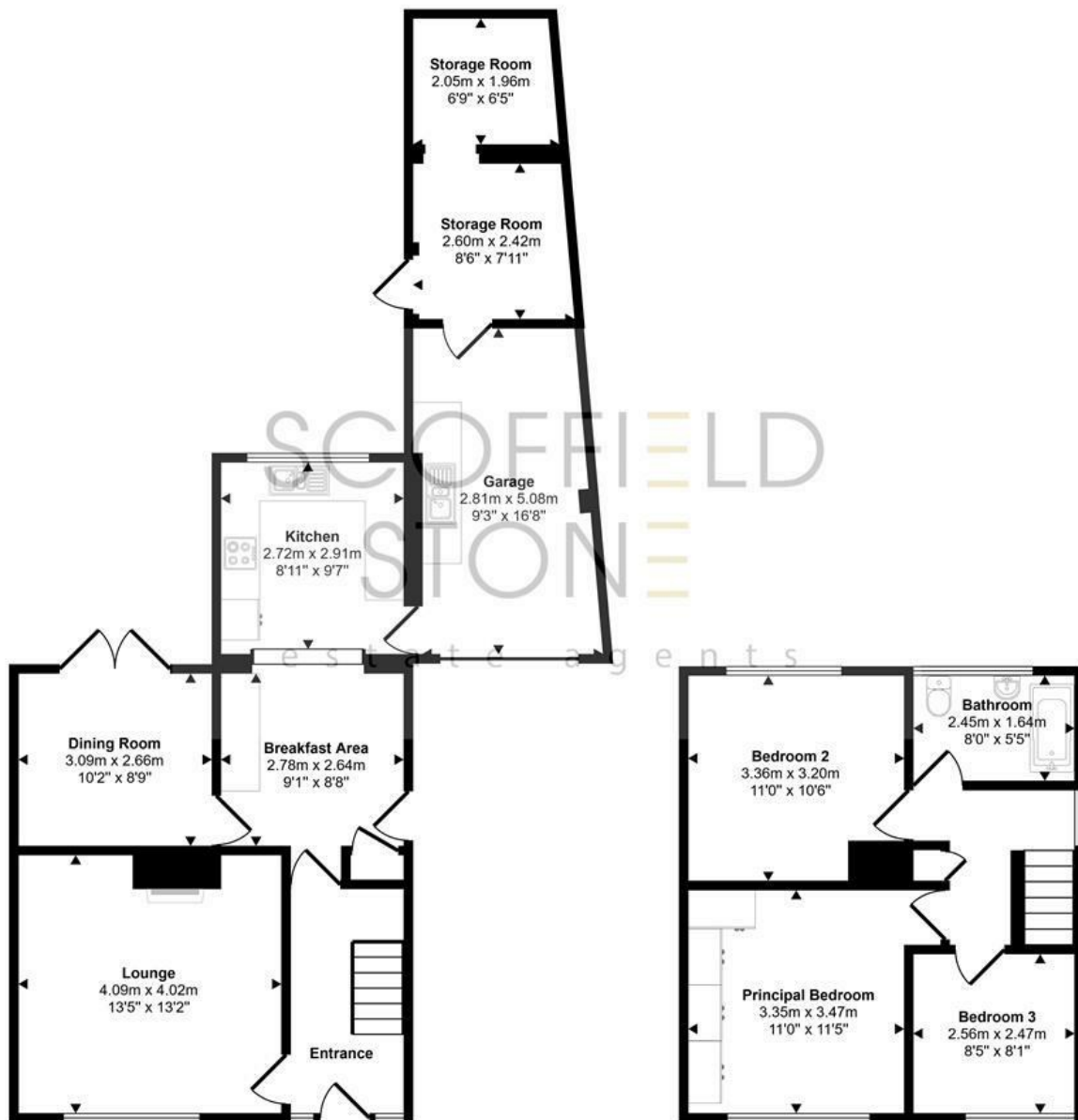
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ID Checks for buyers

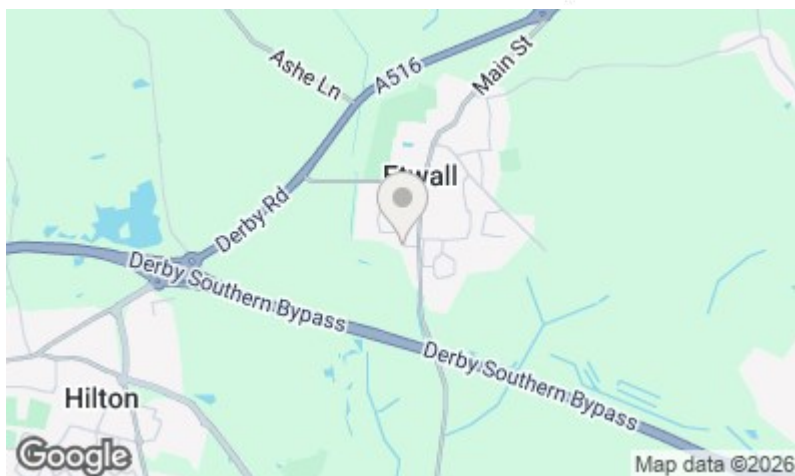


Sales: 01283 777100
Lettings: 01332 511000
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Approx Gross Internal Area
114 sq m / 1228 sq ft



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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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