

Heathfield Avenue, Etwall

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Offers in excess of
£290,000



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This property at a glance:



Heathfield Avenue, Etwall



Sam says:

“The moment I stepped inside this home, I was struck by how beautifully presented it is, bright and modern, yet with such a cosy, welcoming feel. I love that you’re greeted by a handy porch area; it’s such a practical touch that instantly sets the tone for how well-thought-out this home is. The living room feels inviting and comfortable, and the under-stairs storage is a real bonus for keeping things neatly tucked away.

The kitchen-diner at the rear is one of my favourite spaces.

It’s stylish and modern with plenty of cupboard space, integrated appliances, and more than enough room for a family dining table. The doors opening out to the garden make it a lovely spot for everyday living and entertaining. The utility area is another feature I really appreciate — extra storage and a guest WC make life that bit easier.

Upstairs, the main bedroom feels spacious and inviting with its sliding mirrored wardrobes, and having an en-suite is a huge bonus too. The second bedroom is a generous double, and the third bedroom works perfectly as a single room, nursery, or office.

Outside, the rear garden is surprisingly spacious, the large decking area and artificial lawn make it incredibly low-maintenance with the additional of planted borders to add colour through the warmer months. The ideal space for busy lives. There’s also gated access out to the driveway, where you’ll find a single garage and tandem parking with the bonus of an EV charger.

In a lovely village location and with so much to offer, this home really does stand out”.

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Did you spot...

This beautiful family home has a driveway, garage and an EV charger



A message from the seller:

"Welcome to our first home on Heathfield Avenue, it's sad to see us put it on the market as we have loved every minute of living here. This house has looked after us and our family, it has helped us see our dog and 2 children grow and blossom. The village is so friendly, it has 3 great pubs, a fantastic range of yummy takeaways, 3 very useful shops for your general bits and bobs, a post office, fantastic schools, a leisure centre, plenty of beautiful walks and a play park for our children. You're only 15-20 minutes away from Derby city centre with excellent road links nearby.

With us wanting to still stay in the village I am certain that you will love living here as much as we do".

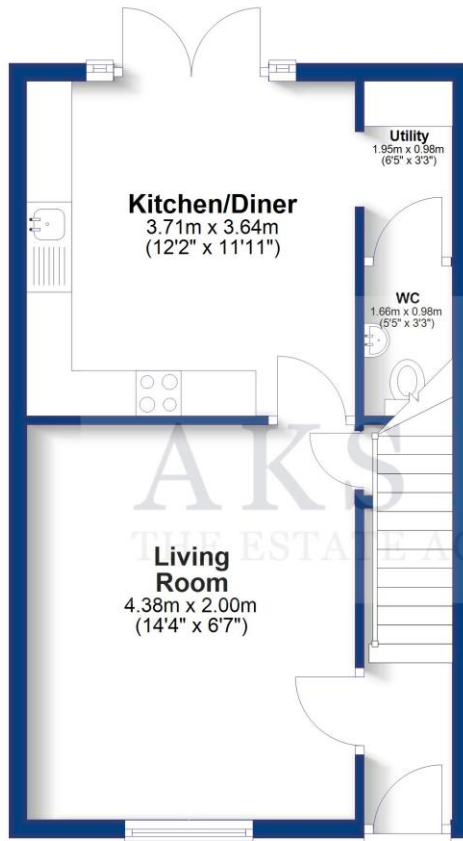
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Floor Plan

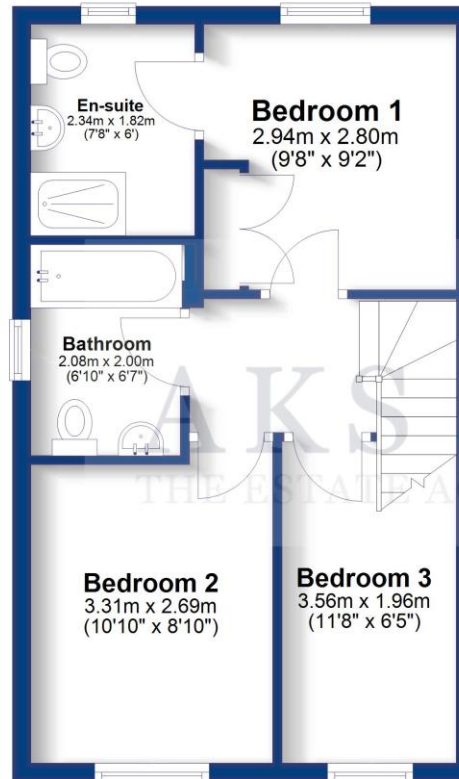
Ground Floor

Approx. 38.7 sq. metres (416.3 sq. feet)



First Floor

Approx. 38.3 sq. metres (412.5 sq. feet)



Total area: approx. 77.0 sq. metres (828.9 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		96
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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Key Features:

- THREE BEDROOM SEMI-DETACHED HOUSE
- REAR FACING KITCHEN-DINER PLUS SEPERATE UTILITY
- EN-SUITE TO BEDROOM 1
- LOW MAINTENANCE GARDEN
- TANDEM DRIVEWAY, SINGLE GARAGE AND EV CHARGER
- EPC RATING B



About the area:

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

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



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