16 Peregrine Avenue
Etwall | Derbyshire | DE65 6SR

FINE & COUNTRY

16 PEREGRINE AVENUE

Exceptional 5 bedroom detached home (approx. 2,900 sq. ft), Arts & Crafts inspired, on a prime 0.3-acre corner plot. Impeccably presented, with a stunning 40ft open-plan living kitchen, triple garage conversion ideal for multi-generational living or, home working or and a gym.

This outstanding Redrow Homes-built property forms part of The Nook; a small, exclusive development in the highly sought-after village of Etwall. Showcasing the timeless architectural character of Redrow's Heritage Collection, this impressive Blenheim design seamlessly combines classic elegance with high-spec contemporary living.

Constructed in recent years and thoughtfully enhanced by the current owners, the home offers a versatile, immaculately appointed layout ideally suited to modern family life. At its heart is a stunning 40ft open-plan living kitchen with bi-fold doors opening onto the rear garden, enjoying a south-easterly aspect. Two further reception rooms provide excellent flexibility for both formal and informal living. The property extends to approximately 2,900 sq ft, with generously proportioned and intelligently arranged accommodation, including a principal bedroom suite with walk-through wardrobe and en suite, four further bedrooms (one en suite), and a well-appointed family bathroom.

Occupying a superb corner plot of around 0.3 acres, the property enjoys a high degree of privacy, generous gardens, and a prominent position within the development. A particular highlight is the reconfigured triple garage, retaining a substantial front store/workshop, with the rear converted to ancillary accommodation. This versatile space comprises two rooms, a kitchenette and a WC, ideal for multi-generational living, home working, or a private gym / studio.

Ground Floor

The property is entered via an attractive arched porch, into a welcoming hallway, setting the tone for the quality and space found throughout.

To the front of the home, the formal sitting room offers an elegant and inviting reception space, enhanced by a dual aspect and a striking bay window that fills the room with natural light - perfect for both relaxed evenings and refined entertaining. A second reception room, currently arranged as a study/family room, provides further versatility, also featuring a bay window to the front, creating a bright and sophisticated setting for a quiet retreat.

To the rear, the true centrepiece of the home is a spectacular 40ft open-plan living kitchen. This expansive, light-filled space is enhanced by bi-fold doors opening directly onto the garden, creating a seamless connection to the outdoors—ideal for relaxing, family living, alfresco dining or entertaining.

The contemporary kitchen is beautifully appointed with a comprehensive range of high-quality units, sleek preparation surfaces and a full suite of premium integrated appliances, including twin ovens, a combi microwave, steamer, induction hob with feature extractor, dishwasher, and integrated double fridge and freezer. Thoughtfully designed, it offers excellent storage and preparation space, seamlessly complemented by generous dining and seating areas, reinforcing its role as the social heart of the home.

A spacious utility room adds further practicality, fitted with additional storage and work space, and benefiting from external access—ideal for managing the demands of busy family life while keeping the main living areas effortlessly organised. It also incorporates a dedicated boot room area and additional storage space.

All rooms benefit from bespoke fitted Venetian blinds, while the hallway, open-plan living kitchen and utility are finished with high-quality Porcelanosa tiling. The home is further enhanced by a NEST smart heating system and integrated smart alarm for added comfort and security.

TOYS

Gratitude

UNITY

First Floor:
The first floor is arranged around a spacious central landing, creating a light and airy focal point that lends itself perfectly to a reading nook or quiet retreat. Above, the loft has been thoughtfully fully boarded, providing extensive and easily accessible storage - an often-overlooked yet highly valuable addition for modern family living.

The principal bedroom is a beautifully appointed suite, enjoying a bay window to the front, a walk-through dressing area, and a luxurious en suite complete with twin vanity units, complimented by contemporary illuminated and demisting mirrors.

The second bedroom also benefits from its own stylish en suite, offering superb guest or family accommodation, finished to a high standard with coordinated fittings and ambient lighting.

Three further double / king bedrooms are all generously proportioned, providing flexibility for growing families or visiting guests. The family bathroom is equally well-considered, featuring both a bath and separate shower, complemented by the same quality fittings and a sleek, modern finish.

All bedrooms are fitted with bespoke Venetian blinds, while the en suites and family bathroom are finished with Porcelanosa tiling, creating a sleek and contemporary feel throughout.

Gardens and Grounds

Outside, a particular highlight is the partial conversion of the triple garage, creating approximately 333 sq.ft of high-quality ancillary accommodation. This has been completed to an excellent standard, with full planning permission and building regulation sign-off, offering complete peace of mind. The space is independently serviced, with new mains water, drainage and power supplies, along with Cat6 data cabling connected to the main house.

Accessed via its own private entrance, the accommodation comprises two well-proportioned rooms, alongside a kitchenette and WC. There is also the benefit of a secondary loft space above, fully boarded and accessed via a fitted ladder, providing valuable additional storage. The space is fully completed throughout, with Amtico LVT flooring, decoration and window dressings already in place, and offers excellent potential for the addition of a shower room if desired. The space is fully finished throughout, including decoration and window dressings, and offers excellent potential for the addition of a shower room if required.

Currently utilised as a home office and gym, this highly versatile space could easily be adapted to suit multi-generational living, guest accommodation or a self-contained suite.

A further standout feature is the generous corner plot of approximately 0.3 acres, affording the property an exceptional sense of space and presence. To the front, a sweeping in-and-out driveway provides ease of access for both residents and guests, complemented by extensive parking and an EV charging point—enhancing the home's impressive kerb appeal.

The gardens have been thoughtfully landscaped and significantly enhanced, wrapping seamlessly from front to rear. To the rear, a broad expanse of lawn enjoys a desirable south-easterly aspect, having been comprehensively re-laid with high-quality topsoil and new turf. An extensively enlarged patio extends directly from the living kitchen, complemented by a second, well-positioned seating area, creating multiple zones for alfresco dining and outdoor entertaining.

Further improvements include a pathway leading to the garage, a practical slabbed side return for storage, and a comprehensive outdoor lighting scheme with dusk-to-dawn sensors and external power points. The property is also equipped with a fully integrated smart CCTV system, offering convenient remote monitoring and control. The planting has been carefully curated, with a substantial laurel hedge providing increasing privacy, alongside a wide variety of established planting and specimen trees, including pear trees - bringing both structure and seasonal interest to the garden.

LOCAL AREA

Etwall is a highly regarded and attractive village situated just a few miles south-west of Derby, offering a peaceful and picturesque setting while remaining within easy reach of the city's amenities. Rich in history, the village retains much of its traditional character, with notable landmarks including St Helen's Church, a beautiful Grade II listed building with origins dating back to the 12th century.

The village is well known for its strong sense of community, creating a warm and welcoming atmosphere. Etwall offers excellent educational provision, including a pre-school, primary school and the well-respected John Port Spencer Academy with leisure centre. A selection of highly regarded independent schools are also within convenient reach, including Repton School, Derby Grammar School, Derby High School and Denstone College. Trent College is also conveniently served by a direct private bus route, with a pick-up point located at the entrance to the development.

Local amenities include a village convenience store, doctors' surgery, dental practice, public library, cafés, public houses and restaurants—ensuring day-to-day needs are well catered for. A more extensive choice of shopping, leisure and cultural attractions can be found in Derby, while the market towns of Burton-on-Trent, Uttoxeter and Ashbourne are all within a short drive.

Etwall benefits from excellent transport links, with swift access to the A38 and A50 providing easy travel to Derby, the wider East Midlands and major regional centres. Mainline rail services are available from Derby, Lichfield Trent Valley and East Midlands Parkway, offering fast connections to London and other major destinations. For international travel, both East Midlands Airport and Birmingham Airport are within easy reach.

Services, Utilities & Property Information
Tenure: Freehold
Council Tax Band: G
Local Authority: South Derbyshire District Council
EPC Rating: B
Water: Mains Supply
Electricity: Mains Supply
Heating: Mains Supply, Gas
Drainage: Mains Supply
Mobile Phone Coverage: Some 5G coverage is available in the area, we advise you contact your supplier.
Broadband Coverage: Full Fibre coverage is available in the area, we advise you contact your supplier.
Parking: Driveway parking for multiple cars & EV charger installed.

Viewing Arrangements
Strictly via the vendors' sole agents Anthony Taylor, Fine & Country South Derbyshire, Ashbourne & Matlock

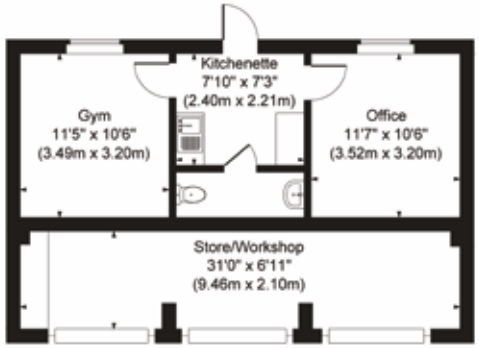
Directions
Please use what3words - lined.wishing.homelands

Opening Hours

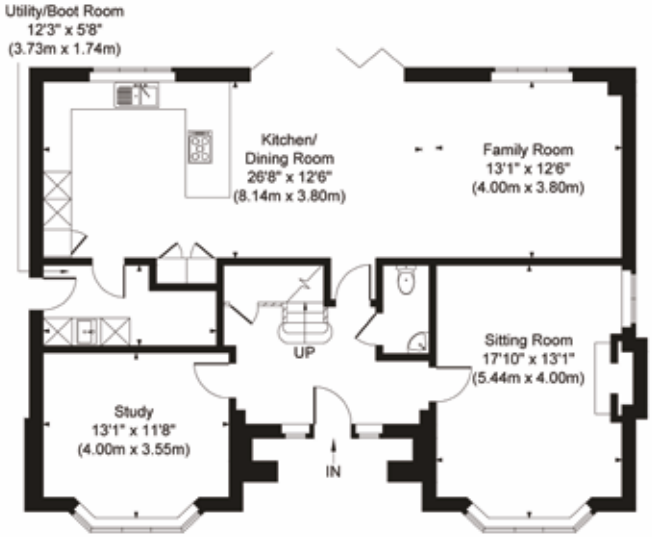
Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	By appointment only

Registered in England and Wales. Company Reg No. 09929046 VAT Reg No: 232999961
Registered Office: Newman Property Services, 5 Regent Street, Rugby, Warwickshire CV21 2PE
copyright © 2026 Fine & Country Ltd.

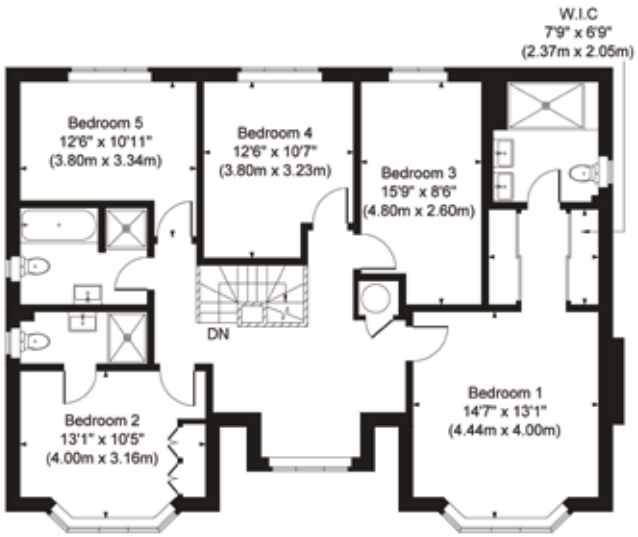
16 Peregrine Avenue, Etwall
Approximate Gross Internal Area
Main House = 214 sq.m/2306 sq.ft
Ancillary Accommodation = 33 sq.m/355 sq.ft
Store/Workshop = 20 sq.m/215 sq.ft
Total = 267 sq.m/2876 sq.ft



Outbuilding

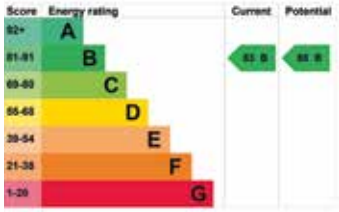


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Holmes Property Marketing © 2026



Property Redress

APPROVED CODE TRADINGSTANDARDS.UK

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed

FINE & COUNTRY

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

ANTHONY TAYLOR

PARTNER AGENT

Fine & Country Derbyshire
01332 973 888 | 07726 314 580
email: anthony.taylor@fineandcountry.com

Anthony has specialised in selling premium and rural properties in Derbyshire for over 20 years, gaining an in-depth knowledge of the affluent suburbs of Derby and the surrounding villages that lie within South Derbyshire, Derbyshire Dales and the Peak District.

Anthonys experience and passion combined with the specialist marketing techniques and sale processes fine and country offer help gain the best possible results for his clients and their purchasers to find their dream home.

Married and a proud father of 3, Anthony was born in Derbyshire, spending formative years in Nottinghamshire before attending University. His property career began in Hampstead, London - drawn back to rural roots and sporting interests joining a premier firm in Derbyshire.

Agent Testimonial

"I've been delighted with Anthony Taylor from Fine & Country during the sale of my property. The level of advice, professionalism and knowledge of the local market have been exemplary." November 2025

"Anthony is like no other estate agent I've met before! He goes above and beyond, out of hours, whatever it takes to support a sale effectively and efficiently. I could not recommend him more highly!" November 2025

THE FINE & COUNTRY FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country South Derbyshire
The Old Post Office, Victoria Street, Derby DE1 1EQ
01332 973 888 | derbyshire@fineandcountry.com

FSC
www.fsc.org
MIX
Paper | Supporting responsible forestry
FSC® C006671