

## 28 Heathfield Avenue, Etwall, Derby, DE65 6RQ

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Offers Around £380,000

Freehold

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- Superbly Presented Home
- Low Maintenance Living
- Driveway & Detached Garage
- Landscaped, Private Rear Garden
- Hallway, Fitted Guest Cloakroom & Utility Room
- Lounge & Open Plan Dining Kitchen
- Four First Floor Bedrooms, Principal with En-Suite & Family Bathroom
- Desirable Village Location
- Viewing Recommended
- Close to Local Amenities & Good Transport Links





## Summary

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Immaculately presented, extremely stylish, modern, four bedroom, detached residence occupying a popular estate location on the edge of Etwell. The property requires a full internal inspection to fully appreciate the quality of accommodation on offer which is double glazed and gas central heated and features entrance hall, useful storage cupboard, utility room, fitted guest cloakroom, lounge to front with feature bay window and open plan dining kitchen to rear.

The first floor features principal bedroom with ensuite shower room, three further bedrooms and well-appointed bathroom.

To the side of the property is a driveway leading to a detached, single garage. To the rear is a private, landscaped garden with terrace, artificial lawn and timber fencing. The property also benefits from an electric vehicle charging point.

# F&C

## The Location

Etwall is a very popular South Derbyshire village conveniently located for ease of access to the A50 and A38. The village itself features a reputable primary school, John port secondary school, leisure centre, a selection of shops, pubs, dental practice and recreational ground. Derby is within easy reach as well as major employers within the area including JCB, Toyota and Rolls Royce.

## Accommodation

### Entrance Hall

14'11" x 3'8" (4.57 x 1.14)

A panelled and glazed entrance door provides access to the entrance hall with central heating radiator, useful storage cupboard, wood effect flooring and staircase to first floor.



### Fitted Guest Cloakroom

4'9" x 3'2" (1.45 x 0.97)

Fully tiled with a low flush WC, wash handbasin, central heating radiator and double glazed window to front.



## Lounge

17'0" x 11'1" (5.20 x 3.40)

With central heating radiator and double glazed box bay window to front.



## Open Plan Dining Kitchen

20'4" x 10'2" (6.20 x 3.11)



### Dining Area

A spacious dining area with central heating radiator and double glazed French doors with matching side lights to garden.



### Kitchen Area

Featuring a U-shaped wood effect worktop with matching upstands, inset one and a quarter sink unit with mixer tap, stylish gloss finish base cupboards and drawers, complementary wall mounted cupboards, electric hob with extractor hood over, built-in double oven, integrated fridge freezer and dishwasher, central heating radiator, wood effect flooring, recessed ceiling spotlighting and double glazed window to rear.



### Utility Room

4'8" x 4'1" (1.44 x 1.25)

Having central heating radiator, appliance space for tumble dryer, worktop with cupboard beneath, complementary wall mounted cupboard and central heating boiler.

### **First Floor Landing**

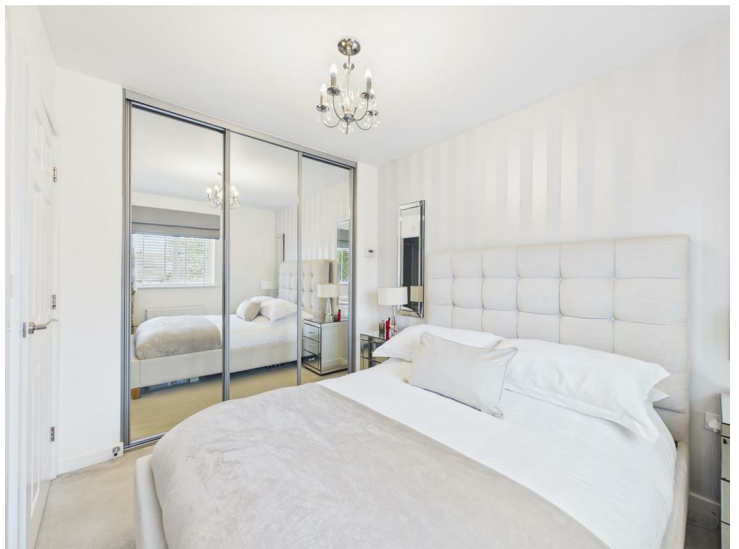
10'8" x 3'7" (3.27 x 1.11)

With central heating radiator, airing cupboard, access to loft space and double glazed window to side.

### **Principal Bedroom**

10'0" x 8'5" (3.06 x 2.58)

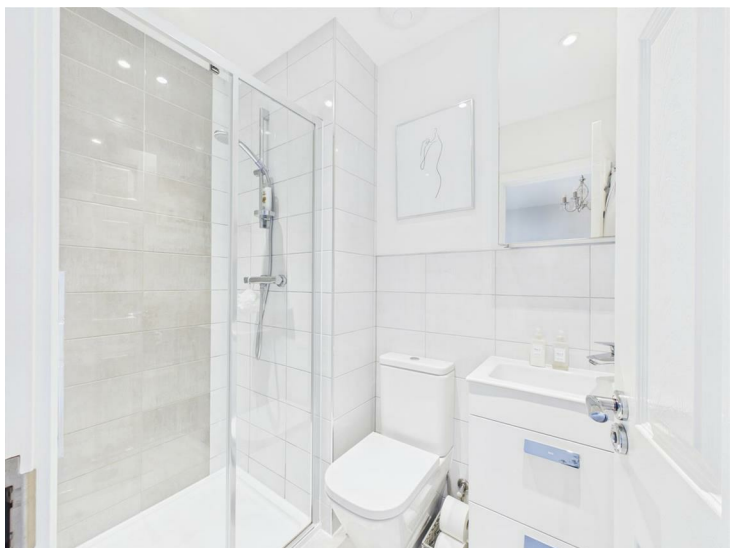
Having a central heating radiator, fitted wardrobes with sliding mirrored doors and double glazed window to rear.



### **Superbly Fitted En-Suite Shower Room**

6'11" x 4'5" (2.13 x 1.35)

Partly tiled with a low flush WC, vanity unit wash handbasin with drawers beneath, shower cubicle, recessed spotlighting and central heating radiator.



### Bedroom Two

11'9" x 7'11" (3.59 x 2.43)

Comprising central heating radiator and double glazed window to front.



### Bedroom Three

10'3" x 6'11" (3.14 x 2.13)

With central heating radiator, feature panelled wall and double glazed window to rear.



### Bedroom Four

8'4" x 7'6" (2.55 x 2.29)

Having central heating radiator and double glazed window to front.



## Principal Bathroom

8'3" x 7'0" (2.54 x 2.15)

Partly tiled with a white suite comprising low flush WC, vanity unit wash handbasin with drawer beneath, panelled bath with shower attachment, separate shower cubical, chrome ladder style radiator, shaver point, recessed spotlighting and double glazed window to side.



## Outside

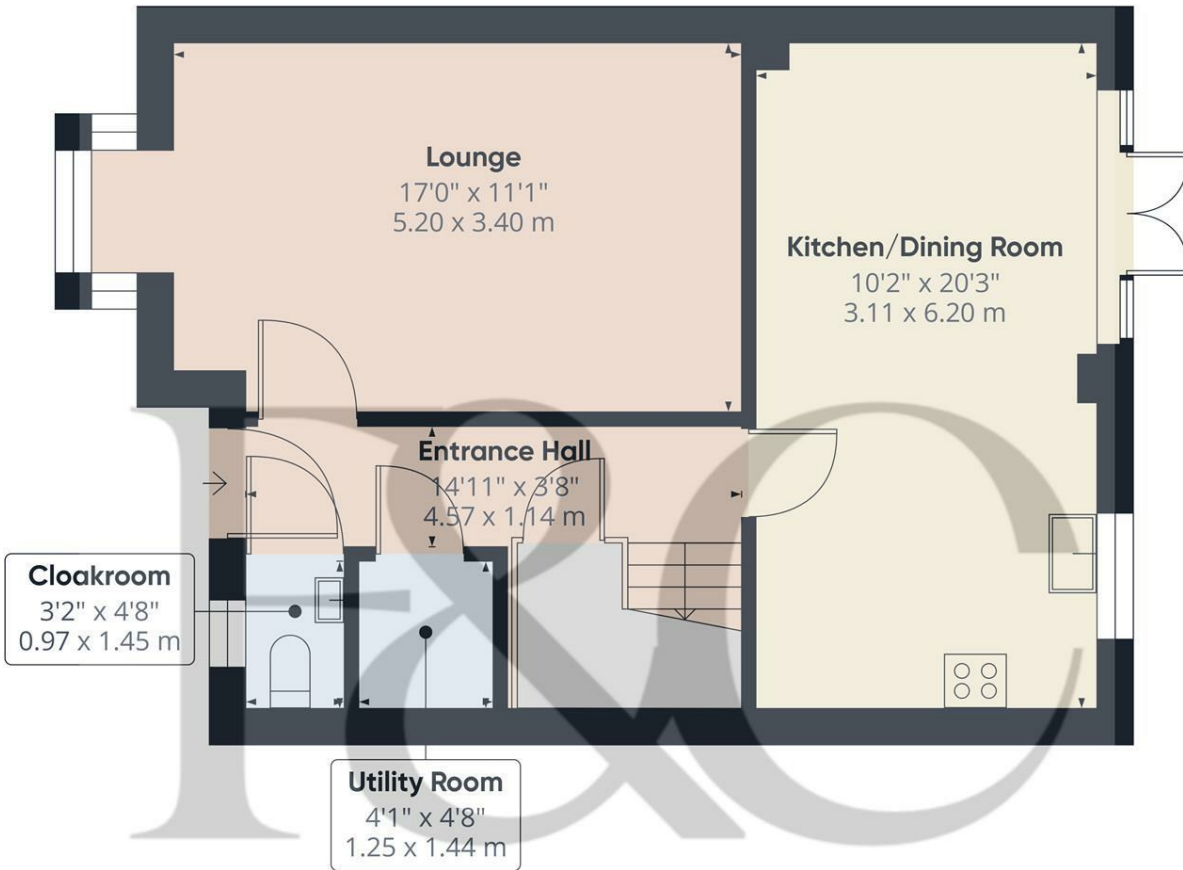
The property features attractive hedging to front, pathway and porch. To the side is a block paved driveway, electric vehicle charging point and single detached garage with up and over door. To the rear of the property is a private, low maintenance garden with extensive terrace, artificial lawn, timber fencing and side gate to driveway.



## Estate Management Fees

Please note, we have been informed by the vendor that there is an annual estate service charge of £295.16. Should you proceed with the purchase of this property this must be verified by your solicitor.

## Council Tax Band E



Approximate total area<sup>(1)</sup>

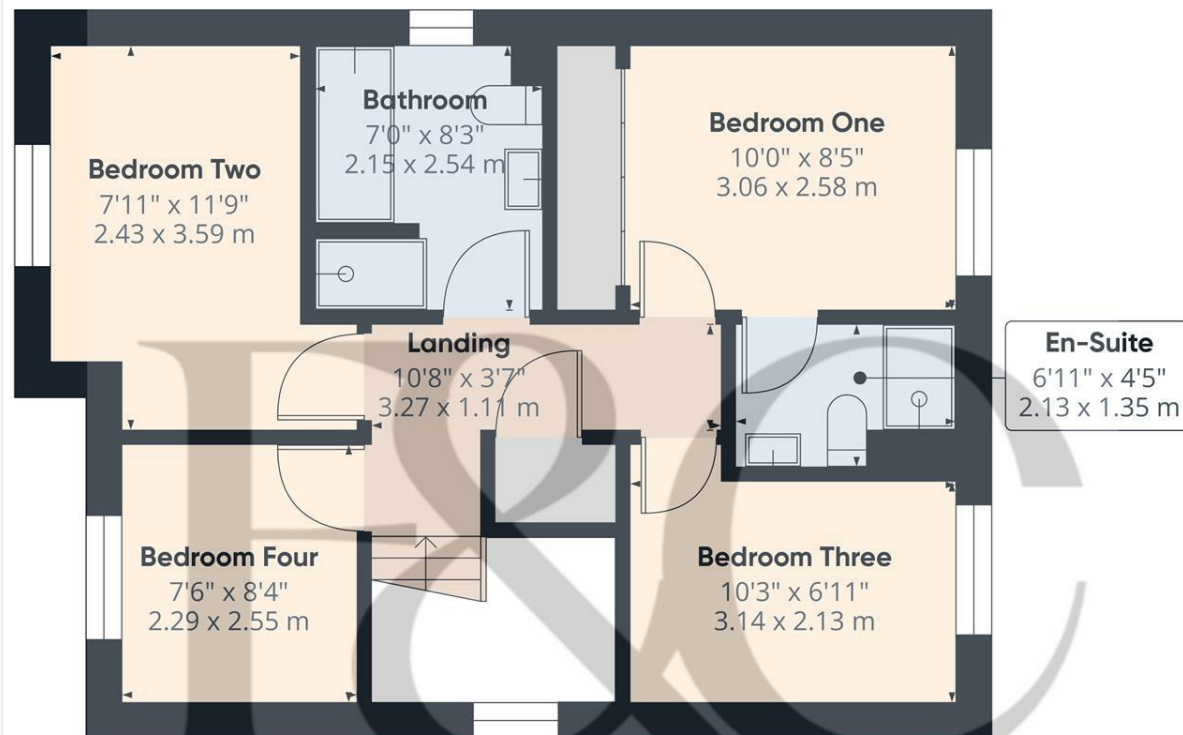
541 ft<sup>2</sup>  
50.3 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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Floor 0



Approximate total area<sup>(1)</sup>

473 ft<sup>2</sup>  
44 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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Floor 1





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#### Willington Office

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28 Heathfield Avenue

Etwell

Derby

DE65 6RQ

Council Tax Band: E

Tenure: Freehold

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</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 2002/91/EC	

