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**2 Arkwright Way, Etwall, Derby, DE65 6RW**

**£460,000**

A modern four bedroom detached family home on a popular Bloor Homes development in sought after Etwall. Open plan kitchen diner with island, separate lounge, study and downstairs WC. Four double bedrooms including en suite, plus family bathroom. Driveway for two, detached garage, enclosed landscaped rear garden.



Sales: 01283 777100  
Lettings: 01332 511000  
[www.scoffieldstone.co.uk](http://www.scoffieldstone.co.uk)

## Summary Description

Set within a popular Bloor Homes development in the highly regarded village of Etwall, this modern four bedroom detached family home offers well planned space, driveway parking and a detached single garage. With front and rear gardens and a layout that suits both everyday family life and working from home, the property is well presented throughout and ready for a new owner to move straight in.

The entrance hall features wood effect Amtico flooring, useful storage including a walk in cupboard with an internet access point, plus an under stairs store and a practical utility cupboard with worktop and plumbing space for appliances. The open plan kitchen diner is a real hub of the home, fitted with gloss cream units, stone worktops and an island with induction hob, plus integrated appliances and double ovens. French doors and rooflights bring in plenty of natural light and open onto the enclosed rear garden. A separate lounge also enjoys French doors to the garden, while the front facing study provides an ideal home office. Upstairs you will find four double bedrooms, including a principal bedroom with fitted wardrobes and an en suite shower room, along with a family bathroom featuring both a bath and a separate shower enclosure.

Etwall is a well connected South Derbyshire village known for its strong community feel, local shops and everyday amenities, plus reputable schooling options nearby. The location offers straightforward access to Derby, Burton upon Trent and the A50, making it ideal for commuters. There are also pleasant green spaces and countryside walks close by, while public transport links provide additional convenience for day to day travel.

## Entrance Hall

Having wood effect Amtico flooring, part obscure glazed composite main entrance door, walk in cupboard with internet access point, under stairs storage, utility cupboard with worktop and under counter space and plumbing for appliances.

## Open Plan Kitchen/Diner

10'10 x 27'1 (3.30m x 8.26m)



Having wood effect ceramic tiled flooring, front aspect upvc double glazed window, rear aspect upvc double glazed French doors to garden with side windows, two Velux rooflights, inset lights to ceiling, fitted wall and floor units to gloss cream with stone worktops, island unit with inset induction hob, chimney style extractor hood, inset stainless steel sink with drainer and chrome mixer tap with salt filter, integrated dishwasher, integrated refrigerator, integrated double electric oven.

## Lounge

11'9 x 15'9 (3.58m x 4.80m)



Carpeted, rear aspect upvc double glazed French doors to garden with side windows, inset lights to ceiling, tv point, two radiators.

## Study

7'5 x 8'1 (2.26m x 2.46m)



Carpeted, front aspect upvc double glazed window, radiator.

## Guest Cloakroom/WC

Having Amtico flooring, side aspect obscure upvc double glazed window, low flush wc, pedestal wash hand basin with chrome monobloc tap and tiled splashback, radiator.

## Stairs/Landing

Carpeted, wooden staircase, airing cupboard, access to roof space, radiator.

**Principal Bedroom**

11'7 x 10'9 (3.53m x 3.28m)



**Bedroom Two**

14'9 x 8'7 (4.50m x 2.62m)



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

**En Suite Shower Room**

5'5 x 6'6 (1.65m x 1.98m)



Having ceramic tiled flooring, rear aspect upvc double glazed window, inset lights to ceiling, tiled splashbacks, low flush wc, wall mounted wash hand basin with chrome monobloc tap, shower enclosure with plumbed shower, radiator.

Carpeted, front aspect upvc double glazed window, radiator.

**Bedroom Three**

11'5 x 9'6 (3.48m x 2.90m)



Carpeted, two front aspect upvc double glazed windows, fitted wardrobes, radiator.

## Bedroom Four

8'6 x 12'0 (2.59m x 3.66m)



Carpeted, rear and side aspect upvc double glazed windows, radiator.

## Bathroom

8'3 x 7'7 (2.51m x 2.31m)



Having ceramic tiled flooring, side aspect obscure upvc double glazed window, inset lights to ceiling, tiled splashbacks, wash hand basin set to vanity cupboard with chrome monobloc tap, low flush wc, bathtub with chrome mixer tap having shower attachment, single shower enclosure with plumbed shower, chrome heated towel rail.

## OUTSIDE

## Frontage and Driveway



## Garage

A single garage with metal up and over door, light power and potential for roof storage.

## Rear Garden



Accessed via the kitchen, lounge or driveway you will find an enclosed private garden which has been landscaped to provide a mixture of paved patio, lawn and herbaceous planting borders. Power socket and cold water tap.

## Material Information

Verified Material Information

Council Tax band: E

Council Tax annual charge: £2566.17 a year (£213.85 a month)

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: B

Electricity supply: Mains electricity

Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Mains gas-powered central heating is installed.  
Heating features: Double glazing  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - OK, Vodafone - OK, Three - Good, EE - Great  
Parking: Driveway and Garage  
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: Wide doorways  
Coal mining area: No  
Non-coal mining area: No

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.

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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.

Follow the link for the full report:

<https://moverly.com/sale/9H2ngxQrJtQdFhr6vTZko/view>

#### Buying to Let?

Guide achievable rent price: £1650pcm

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. Scoffield 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 03/2021

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

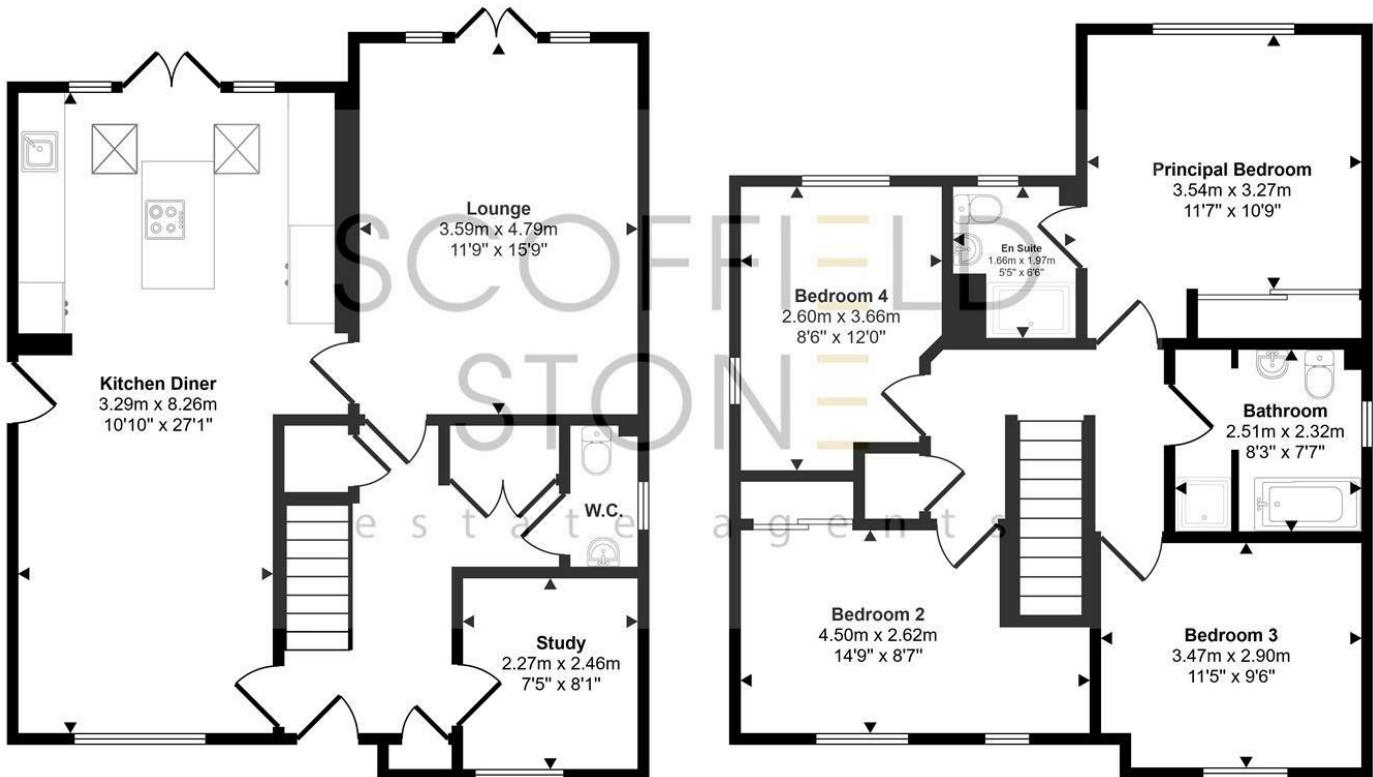
[///glow.offer.motorist](https://what3words.com///glow.offer.motorist)

#### ID Checks for buyers



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Approx Gross Internal Area  
135 sq m / 1456 sq ft



#### Ground Floor

Approx 70 sq m / 751 sq ft

#### First Floor

Approx 65 sq m / 705 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	85	93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		85	93
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			

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