





A well-presented and extended three-bedroom semi-detached home, positioned within the desirable village of Etwall. Offering versatile and spacious accommodation throughout, this property benefits from multiple reception areas, a modern open-plan kitchen diner, and a generous rear garden ideal for family living. With off-street parking, a detached garage, and a thoughtfully laid out interior, this home is well suited to a range of buyers seeking both space and practicality.



## Accommodation

### Ground Floor

The accommodation begins with a welcoming entrance hallway, finished with wood-effect flooring and stairs rising to the first floor, with access through to the main living spaces.

The living room is positioned to the front elevation and offers a spacious and comfortable setting, with a large window allowing for plenty of natural light and double doors leading through to the rear of the property.

To the rear, the property opens into an impressive open-plan kitchen diner, fitted with a range of modern wall and base units, integrated double oven, hob with extractor over, and space for additional appliances. A breakfast bar provides a practical dining and social area, with the space flowing naturally into a designated dining area, making it ideal for both everyday living and entertaining.

Beyond this, an additional snug/family room provides further versatile living space, currently used as a sitting area, with direct access out to the rear garden via sliding doors, allowing for a seamless indoor-outdoor connection.

### First Floor

The first floor landing provides access to three well-proportioned bedrooms and the family bathroom.

The master bedroom is a generous double room featuring built-in wardrobes, offering ample storage.



Bedroom two is another well-sized double room, while bedroom three is a comfortable single room, ideal for use as a bedroom, nursery, or home office.

The family bathroom has been modernised and is fitted with a contemporary suite comprising a bath with shower over, wash hand basin, and low-level WC, complemented by stylish tiling and a heated towel rail.

### Outside







To the front, the property benefits from a driveway providing off-street parking, alongside a lawned garden and access to a detached garage.

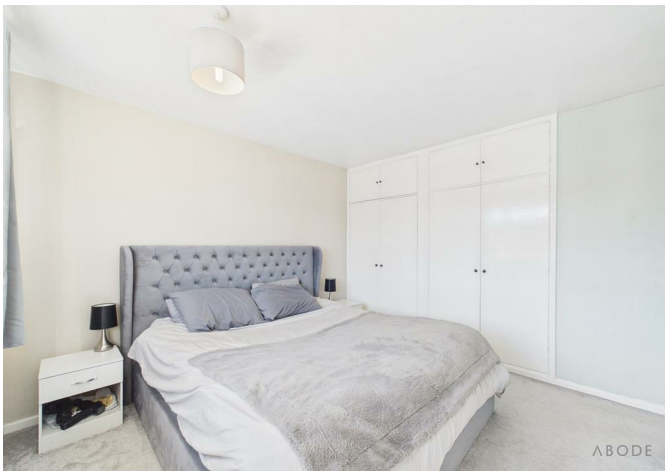
The rear garden is a particular feature of the home, offering a good-sized and private outdoor space. A patio area sits adjacent to the property, ideal for outdoor seating and entertaining, with the remainder mainly laid to lawn. To the rear, there is a dedicated children's play area with bark and play equipment, creating a family-friendly environment. The garden is enclosed by fencing and also benefits from a timber shed for additional storage.



#### Location

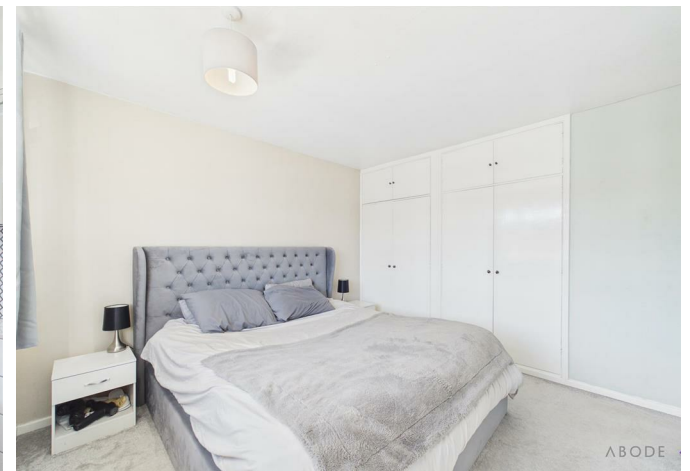
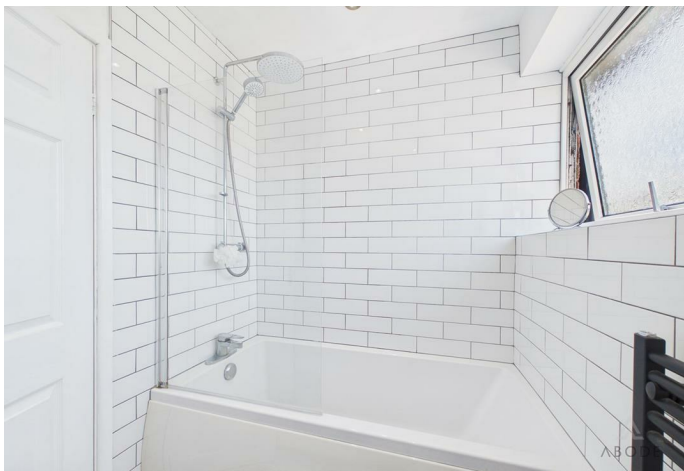
Situated in the sought-after village of Etwall, the property enjoys a convenient position close to a range of local amenities including shops, pubs, and everyday services. Etwall is particularly popular with families due to its highly regarded schooling options and strong community feel. The area also offers excellent transport links, with easy access to the A38 providing routes to Derby, Burton-on-Trent, and further afield, making it ideal for commuters.















Floor 0



Floor 1



**Approximate total area<sup>m</sup>**

84.5 m<sup>2</sup>

909 ft<sup>2</sup>

**Reduced headroom**

1.3 m<sup>2</sup>

14 ft<sup>2</sup>

(1) Excluding balconies and terraces

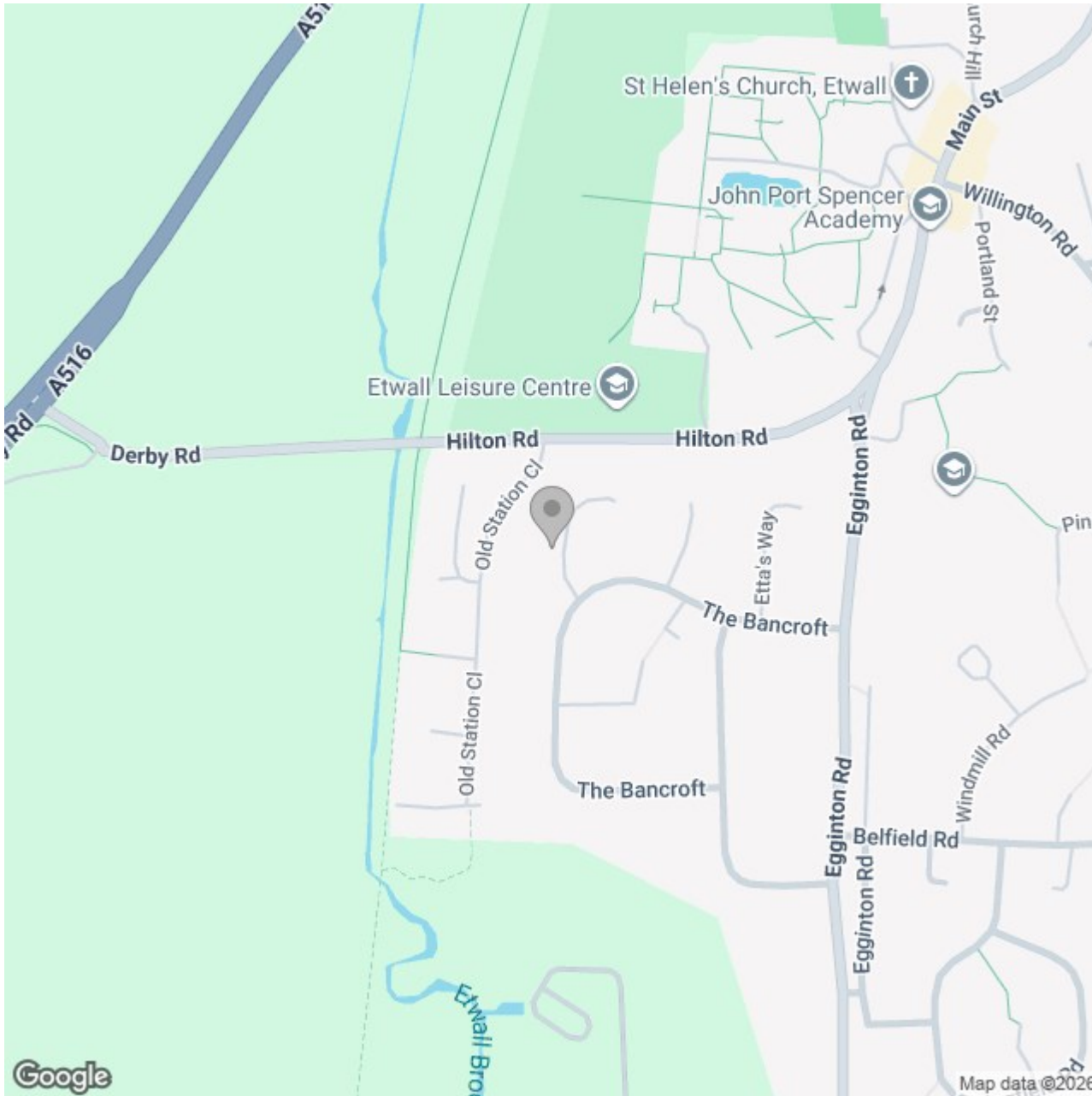
Reduced headroom

----- Below 1.5 m/5 ft

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

**GIRAFFE360**





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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	