

Offers in excess of
£340,000



This property at a glance:



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Park Way, Etwall



Jodie says:

This house has a real sense of home, it feels warm and welcoming from the moment you step in. The fact it's set at the end of the cul-de-sac with a large front lawn makes it feel really private. The entrance porch is a great practical touch, giving you a spot to kick off your shoes before stepping into the generous hallway. There's plenty of room to hang your coats as well as a handy under-stairs cupboard, perfect for tucking things away.

The galley kitchen flows beautifully into the dining space at the back of the house. I love how the two garden-facing windows and side access keep it light and airy, while the double doors open into the living-dining area, making the whole space feel versatile and connected. The living room is another favourite of mine, with its large bay window looking out over the front lawn, it's a lovely view and brings in so much natural light.

Upstairs is just as impressive, with three double bedrooms. The main bedroom has built-in furniture, which I think is a great way to maximise storage without cluttering the space. And the family bathroom has been modernised with an overhead shower, it's the perfect space to unwind after a busy day.

One of the things I really love about this home is the garden. Being set on a corner plot means the outdoor space wraps beautifully around the back of the house, giving you a generous garden to enjoy. There's a patio area that makes the perfect spot for sitting out with a coffee or hosting friends, while the lawn is framed by mature trees that keep everything feeling private and peaceful. At the very back, there's just one neighbouring residence, so that sense of privacy carries on, it's a garden that feels like your own little retreat."



Park Way, Etwall



Did you spot...

This lovely family home is available with no upward chain



A message from the seller:

"We have cherished this house for 29 years, raising our two children here. They spent countless happy hours playing safely in the cul-de-sac, and we've always appreciated the strong sense of community. The neighbours are wonderful, and over the years we've enjoyed many memorable street parties together."

Now that our children have grown and moved on, we are preparing for our next chapter back in Cyprus. This property is ideal for families, offering three spacious double bedrooms and plenty of room for dining and entertaining. Positioned at the back of the cul-de-sac, it benefits from a generous corner plot, providing both privacy and space."

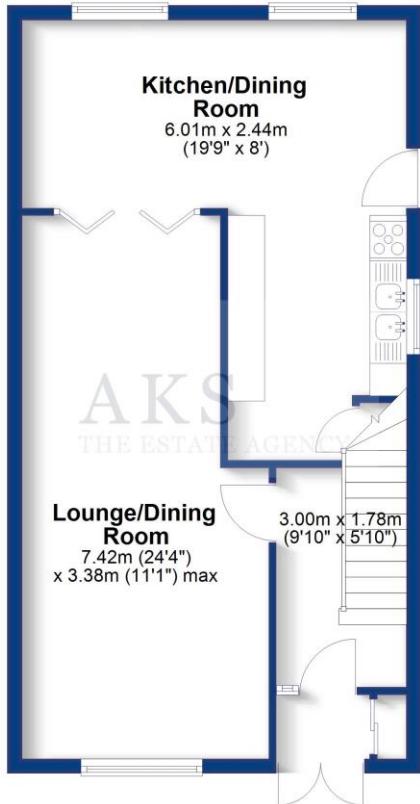
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Floor Plan

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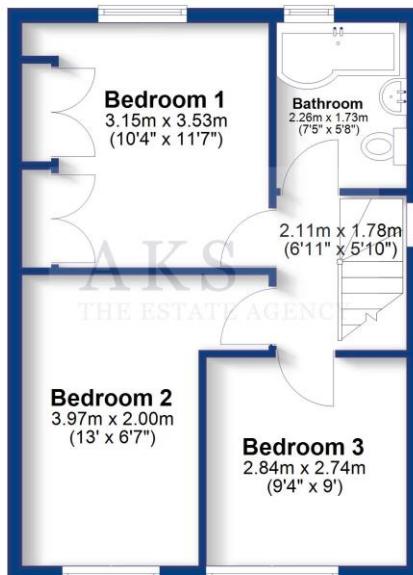
Ground Floor

Approx. 53.3 sq. metres (573.7 sq. feet)



First Floor

Approx. 39.0 sq. metres (419.6 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	81
(69-80)	C	
(55-68)	D	67
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Park Way, Etwall

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Key Features:

- THREE BEDROOM DETACHED HOME IN A QUIET CUL-DE-SAC
- LIVING-DINING ROOM OPENING UP TO KITCHEN-DINER
- LARGE PRIVATE GARDEN ON A CORNER PLOT
- SET BACK FROM THE ROAD WITH LAWNED SPACE AND PARKING FOR THREE CARS WITH A DETACHED GARAGE
- NO ONWARD CHAIN
- EPC RATING D



About the area:

The traditional village of Etwall is fantastic family village and has something for everyone. Also, 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.



300+ 5 star Google Reviews



Don't miss out on the chance to own this incredible property!

To book a viewing with **Jodie** call
01332 30 30 30

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

