

Chestnut Grove, Etwall

aksresidential.com

£275,000



AKS
THE ESTATE AGENCY

This property at a glance:



1



2



1



4



D



Watch the video



TORCS

Chestnut Grove, Etwall



Mikaela says:

“What I love most about this lovely two-bedroom bungalow is how welcoming it feels from the moment you arrive. The front of the property is beautifully kept, with a generous driveway that easily fits around four cars and leads to the single garage at the rear.

Stepping inside, the bungalow feels instantly light and spacious. At the front, there are two comfortable double bedrooms, both with built-in wardrobes, which I think makes such good use of the space. Moving along the hallway, there's a separate toilet and bathroom, which works really well as it is but could easily be combined into one larger space if you ever wished.

One of my favourite parts of the home is the living room. It's so light and welcoming, and the gorgeous bow window gives a lovely view out onto the mature garden, which has clearly been well cared for over the years. There's even a cosy gas fire for those winter months. Just beyond, the kitchen is bright and cheerful, with space for a small table, perfect for morning coffee or casual meals. There's also space for under counter appliances. The kitchen then leads through to a handy porch with a great storage cupboard.

Being right next to fantastic local amenities, including a shop and pharmacy, makes everyday living that little bit easier too. Altogether, it's a warm, friendly home in a beautiful part of Etwall that's easy to fall in love with.”



Chestnut Grove, Etwall



Did you spot...

This fantastic bungalow is available with no upward chain



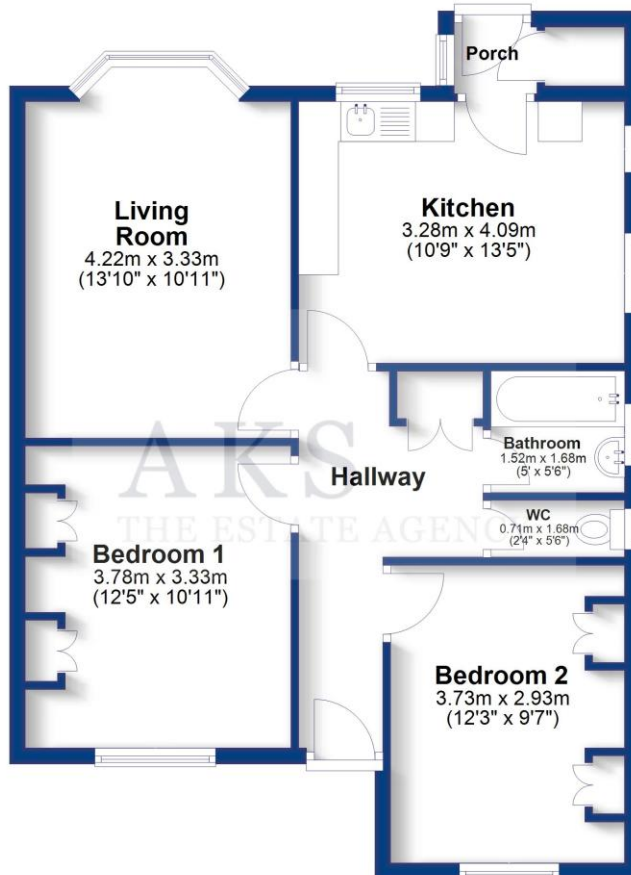
A message from the seller:

AKS
THE ESTATE AGENCY



Floor Plan

Ground Floor
Approx. 67.4 sq. metres (725.2 sq. feet)



Total area: approx. 67.4 sq. metres (725.2 sq. feet)

AKS
THE ESTATE AGENCY
aksresidential.com



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Chestnut Grove, Etwall

Presented by

AKS
THE ESTATE AGENCY



300+ 5 star Google Reviews



Key Features:

- NO UPWARD CHAIN
- SPACIOUS TWO BEDROOM BUNGALOW
- BEAUTIFULLY MAINTAINED GARDEN
- LARGE DRIVEWAY AND SINGLE GARAGE
- SOUGHT AFTER VILLAGE LOCATION
- 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.



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

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

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



t: 01332 303030 • e: hello@aksresidential.com • Badger Farm, Willow Pit Lane, Hilton, DE65 5FN

Registered office: Abacus House, 68a North Street, Romford, Essex RM1 1DA Company No. 10255861 • VAT Number: 245 4496 87