



4 Grove Park
Etwall | Derbyshire | DE65 6NS

KEY FEATURES

4 Grove Park

Welcome to 4 Grove Park, a spacious and well-appointed detached family home set within the desirable village of Etwall. Positioned on a substantial plot of approximately 0.6 acres with excellent potential to extend, the property offers an exceptional balance of versatile living space and generous bedroom accommodation, perfectly suited to modern family life.

Arranged across two well-designed floors, the home features a welcoming entrance hall, a sitting room, a large kitchen/diner, a separate dining room and a bright garden room, along with practical utility areas. To the first floor, four bedrooms and a family bathroom, including an en suite to the principal bedroom.

Externally, the property benefits from an extensive driveway, impressive wraparound gardens and a double garage that incorporates a dedicated home office and additional store, making it ideal for home working or hobbies.

4 Grove Park presents an excellent opportunity for those seeking a generous, well-located and highly convenient family home in a thriving village setting.

Ground Floor

The property is entered via an inviting entrance hall, featuring a front-facing window, a staircase rising to the first floor and access to the guest cloakroom. From here, doors lead through to the sitting room and the dining kitchen.

The spacious sitting room is a warm and welcoming reception space, enhanced by a large rear bay window, sliding doors opening to the front garden and a contemporary wall-mounted gas fire. Twin-glazed doors connect this room to the dining room, creating an excellent flow for both everyday living and entertaining.

The separate dining room enjoys pleasant views over the rear garden and leads directly into the generous garden room. This bright and versatile space, with French doors opening to the outside, offers an ideal setting for relaxed seating, a family room or a seamless extension of inside-outside living.

The well-proportioned kitchen/diner is fitted with a comprehensive range of matching wall and base units topped with granite work surfaces. Integral appliances include a ceramic hob, cooker hood, double oven, dishwasher and fridge freezer. Dual-aspect windows to the front and side provide views over the garden and flood the room with natural light.

The utility room adds valuable practicality, incorporating a sink, further storage, an integrated freezer, plumbing for laundry appliances, loft access and a side door with canopy. This covered access leads to the storeroom and the home office situated at the rear of the garage—ideal for remote working or hobbies.

First Floor

The first floor is arranged around a spacious semi-galleried landing with a front-facing window and loft access. From here, doors lead to four bedrooms and the family bathroom.

The principal bedroom benefits from dual-aspect windows that provide excellent natural light, along with extensive fitted wardrobes. It is served by a generous en suite shower room featuring a mains-fed shower, vanity basin and WC.

Three further bedrooms - two of which include fitted wardrobes offer flexible accommodation well suited to family life, visiting guests or use as a study or home office.

The family bathroom is well appointed, comprising a bath, separate mains-fed shower cubicle, WC, wash basin, fitted cupboards and tiled finishes.











Gardens and Grounds

4 Grove Park occupies a substantial 0.6-acre plot, perfectly suited to families, animal lovers and the keen gardener, while also offering excellent scope to extend the property further if desired. To the front, an extensive driveway provides parking for multiple vehicles and is framed by a large wraparound lawn, mature shrubs, decorative planting, timber boundaries and a charming covered feature well.

The generous rear garden is predominantly laid to lawn and includes a spacious patio ideal for outdoor dining and entertaining. Well-established flower beds, gravel pathways, mature trees, a timber shed and gated side access all contribute to the garden's appeal and versatility.

A separate double garage offers excellent practical space, complete with power, lighting and an electric roller door. In addition, it incorporates a dedicated store room and a fully enclosed home office - perfect for hybrid working or a variety of hobbies.

Local Area

Etwall is a highly regarded and attractive village situated just a few miles south-west of Derby, offering a peaceful and picturesque setting while remaining within easy reach of the city's amenities. Rich in history, the village retains much of its traditional character, with notable landmarks including St Helen's Church, a beautiful Grade II listed building with origins dating back to the 12th century.

The village is well known for its strong sense of community, creating a warm and welcoming atmosphere. Etwall offers excellent educational provision, including a pre-school, primary school and the well-respected John Port Spencer Academy with leisure centre. A selection of highly regarded independent schools are also within convenient reach, including Repton School, Derby Grammar School, Derby High School and Denstone College.

Local amenities include convenience stores, a pharmacy, dental practice, public library, public houses and restaurants—ensuring day-to-day needs are well catered for. A more extensive choice of shopping, leisure and cultural attractions can be found in Derby, while the market towns of Burton-on-Trent, Uttoxeter and Ashbourne are all within a short drive.

Etwall benefits from excellent transport links, with swift access to the A38 and A50 providing easy travel to Derby, the wider East Midlands and major regional centres. Mainline rail services are available from Derby, Lichfield Trent Valley and East Midlands Parkway, offering fast connections to London and other major destinations. For international travel, both East Midlands Airport and Birmingham Airport are within easy reach.

Information

Services: Mains water, gas, electricity and drainage are connected.

Tenure: Freehold

Local Authority: South Derbyshire District Council, Council Tax Band F

EPC Rating: C

Viewing Arrangements: Strictly via the vendors' sole agents Fine & Country – Derby Office / 07726 314580

Directions: Please use what3words - loaded.blown.basket

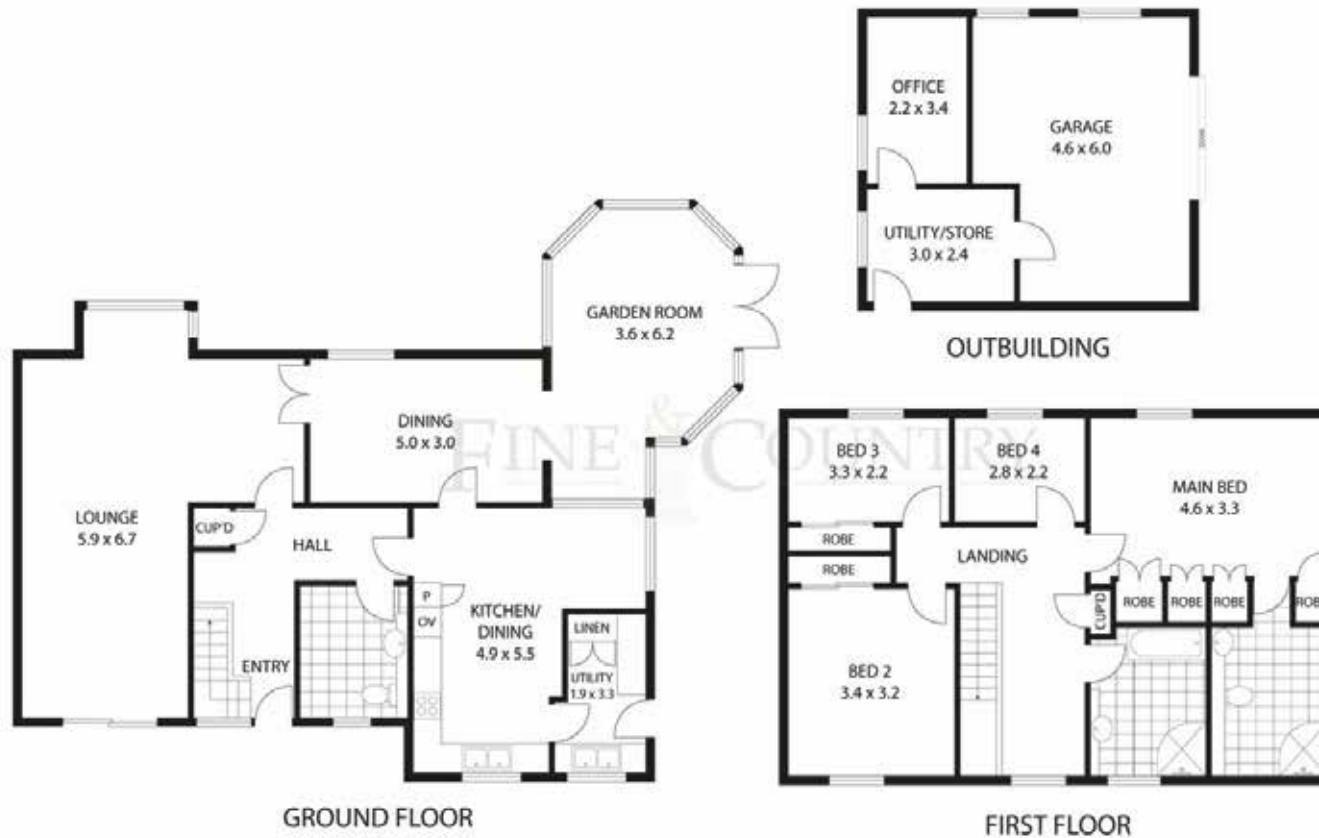
Opening Hours:

Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 4.30 pm

Sunday - By appointment only





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MAIN HOUSE = 215 SQ.M - 2,314 SQ.FT
 OUTBUILDING = 42 SQ.M - 452 SQ.FT
 TOTAL AREA = 257 SQ.M - 2,766 SQ.FT



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 09929046 VAT Reg No: 232999961 Registered Office: Newman Property Services, 5 Regent Street, Rugby, Warwickshire CV21 2PE. Printed





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