





Situated on a desirable modern development within the sought-after village of Etwall, this beautifully pr diner with island, a separate living room with bay window, utility room, en-suite to the master bedroom and a generous family bathroom with both bath and separate shower.

Finished in a modern, neutral décor and ready to move straight into, this is a superb family home in a highly regarded village location.



## Accommodation

### Ground Floor

The accommodation is entered via a welcoming entrance hallway with stairs rising to the first floor and doors leading off to the principal ground floor rooms. There is a convenient guest WC positioned off the hallway.

To the left is the living room a well-proportioned and bright space, enhanced by a bay window allowing plenty of natural light to flood the room, making it ideal for relaxing or entertaining.

To the right of the hallway lies the impressive open-plan kitchen diner, undoubtedly the heart of the home. Fitted with a range of modern wall and base units and complemented by ample work surface space, the kitchen features a central island with integrated hob and extractor over, along with integrated appliances. There is generous space for both dining and additional seating, creating a versatile and sociable layout. French doors open directly onto the rear garden, seamlessly blending indoor and outdoor living.

A separate utility room provides additional storage and space for white goods, keeping the main kitchen area clutter free.

### First Floor

The first-floor landing gives access to four well-proportioned bedrooms and the family bathroom.



The master bedroom is a comfortable double room benefiting from fitted mirrored wardrobes and a modern en-suite shower room comprising shower enclosure, wash hand basin and low-level WC.

Bedroom two is a further generous double room. Bedrooms three and four are both well-sized and versatile, ideal as children's rooms, guest accommodation or a home office if required.

The family bathroom is particularly spacious and fitted







with a contemporary suite including a bath, separate shower enclosure, wash hand basin and low-level WC.

#### Outside

Occupying a prominent corner position, the property enjoys a neatly maintained frontage bordered by hedging. To the side, a driveway provides off-road parking and leads to a detached garage.

The rear garden is enclosed by attractive brick walling, offering a good degree of privacy. Laid mainly to lawn, it also benefits from a generous patio area and a covered pergola seating space, ideal for outdoor dining and entertaining throughout the warmer months.



#### Location

Etwall is a highly desirable Derbyshire village offering a range of local amenities including shops, public houses, cafés and highly regarded schooling. The village provides excellent access to the A38 and A50 road networks, making it ideal for commuting to Derby, Burton-on-Trent and beyond. Surrounded by attractive countryside yet offering superb connectivity, Etwall remains one of the area's most sought-after residential locations.



Viewings are strictly by appointment only.





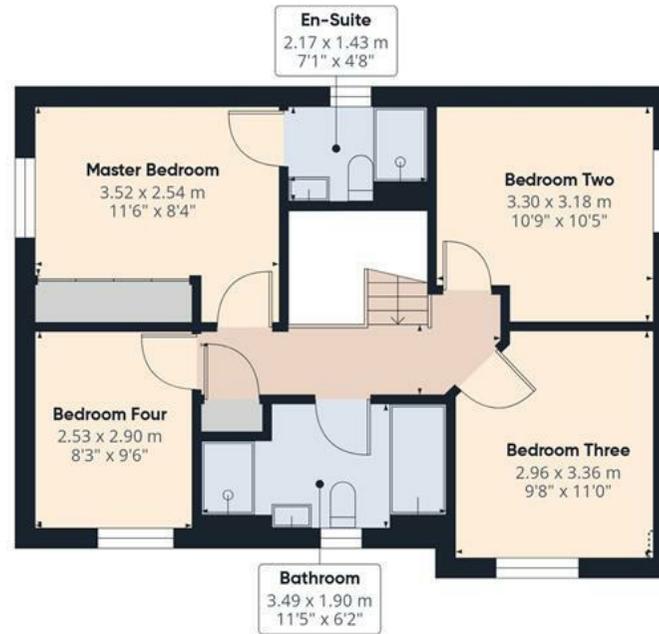


ABODE





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

109.3 m<sup>2</sup>

1176 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

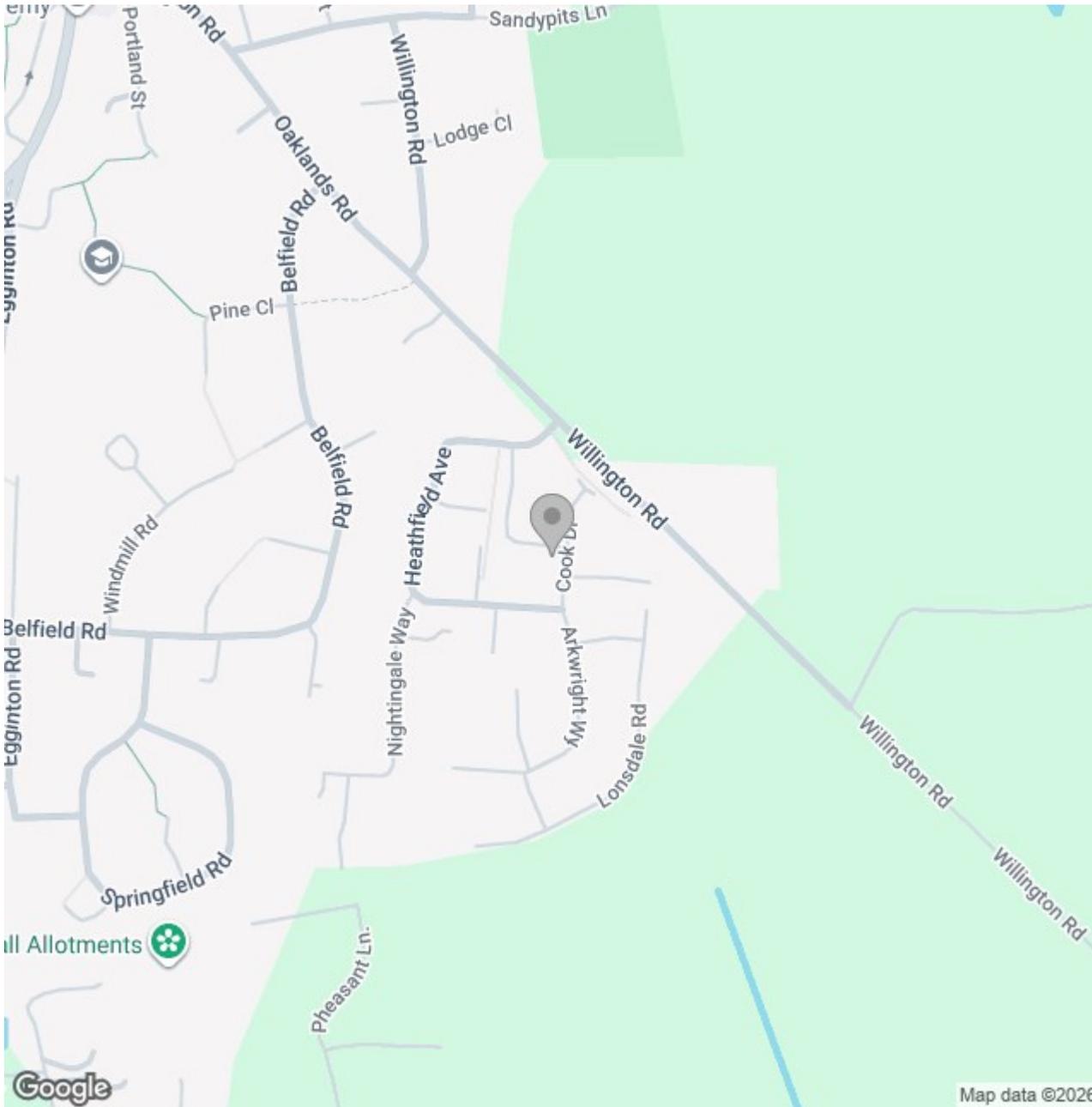
----- Below 1.5 m/5 ft

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

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	