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Lawnswood Close  
Etwall, Derbyshire  
Guide Price £1,000,000



# CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



**STUNNING CONTEMPORARY HOME WITH COUNTRYSIDE VIEWS** - A truly spacious and individual four double bedroom detached home, offering over 3,500 sq ft of high-specification, contemporary living accommodation. Set within an exclusive cul-de-sac on the edge of the highly sought-after village of Etwall, this impressive home enjoys beautiful open countryside views to the front.

Individually architect designed, the property features dramatic vaulted ceilings and extensive glazing that fills the interior with natural light while making the most of the outstanding views. Underfloor heating runs throughout the ground floor, which includes a stunning reception hallway, contemporary wc, generous sitting room, study, spacious open-plan living/dining room with vaulted ceiling, stylish, high-specification breakfast kitchen and a separate utility room.

Upstairs, a beautiful galleried landing with a seating area leads to four generous double bedrooms and a contemporary family bathroom. The luxurious primary bedroom suite includes a vaulted ceiling, separate dressing room and contemporary en-suite shower room.

Outside, the property offers landscaped front gardens, a double-width driveway, and a double garage. To the rear is a delightful, private, and enclosed landscaped garden with lawn, paved patio, and timber-decked seating areas. A further 'secret garden' area features a superb detached studio or summerhouse.





## The Detail

This exceptional modern home combines high-quality finishes with striking architectural features and beautifully landscaped gardens, all set in this premier position in on the edge of the highly desirable South Derbyshire village of Etwall.

A solid oak door with glazed side panels opens into a most impressive bright atrium-style reception hallway with ceramic tiled flooring. The ground floor also benefits from having underfloor heating throughout and the hallway gives access to a stylish sitting room with oak flooring and a four-panel bi-folding doors opening out onto the front garden area. The hallway also provides access to a quality contemporary wc, study and breakfast kitchen.

The beautifully appointed breakfast kitchen was professionally designed and installed in 2019 by Holme Tree of Ashby-de-la-Zouch. Fitted with range of stylish dark blue panelled units, pewter handles, grey quartz worktops, composite sink drainer with Quooker instant boiling hot water tap. The kitchen is fitted with a range of high specification Neff appliances and includes two electric ovens with warming drawer, Neff induction hob with extractor and dishwasher. The kitchen also leads to a separate well appointed utility room with appliance space high quality units fitted by Holme Tree and access to a boiler room and the integral double garage.

Two steps lead down to a spectacular double-height living dining room with high vaulted ceiling, full-height windows, oak flooring, Velux rooflights, and a bi-folding doors to the rear garden, creating an exceptional light filled living space.

Upstairs, an open-tread staircase with foot-level lighting leads to a most spacious galleried landing with seating area and panoramic countryside views. There are four generous double bedrooms, including a stunning primary suite with apex-height glazing, dressing room and en-suite shower room. Two further bedrooms have en-suite shower rooms and there is also a most stylish contemporary bathroom.

The landscaped front garden includes gravelled beds, ornamental shrubs, pathway leading to the front door and a double width driveway leading the double integral garage. There is a beautiful private landscaped south west facing rear garden with timber decked seating area, paved patio seating areas with timber framed pergola and well stocked planting beds. Beyond lies a 'secret garden' with a good sized timber framed shed and most impressive detached studio/home office that has the benefit of being fully insulated and has double opening french doors and dual aspect windows.





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## The Location

Lawnswood Close is ideally situated on the edge of the beautiful South Derbyshire village of Etwall, a charming village with all the essential amenities for modern living. The village offers a local shop, post office and several pubs, ensuring there are plenty of places to socialise and unwind.

Families will appreciate the proximity to John Port School, which boasts a leisure centre with a gym, swimming pool, and a range of fitness classes. For those who enjoy outdoor activities, the Old Great Northern Railway cycle path offers a fantastic route for keen cyclists, walkers, and runners, extending all the way to Hilton and Mickleover.

The property is also well-placed for those commuting to nearby employment hubs, including Toyota and Roll-Royce which are both within easy reach, making it an ideal location for professionals.

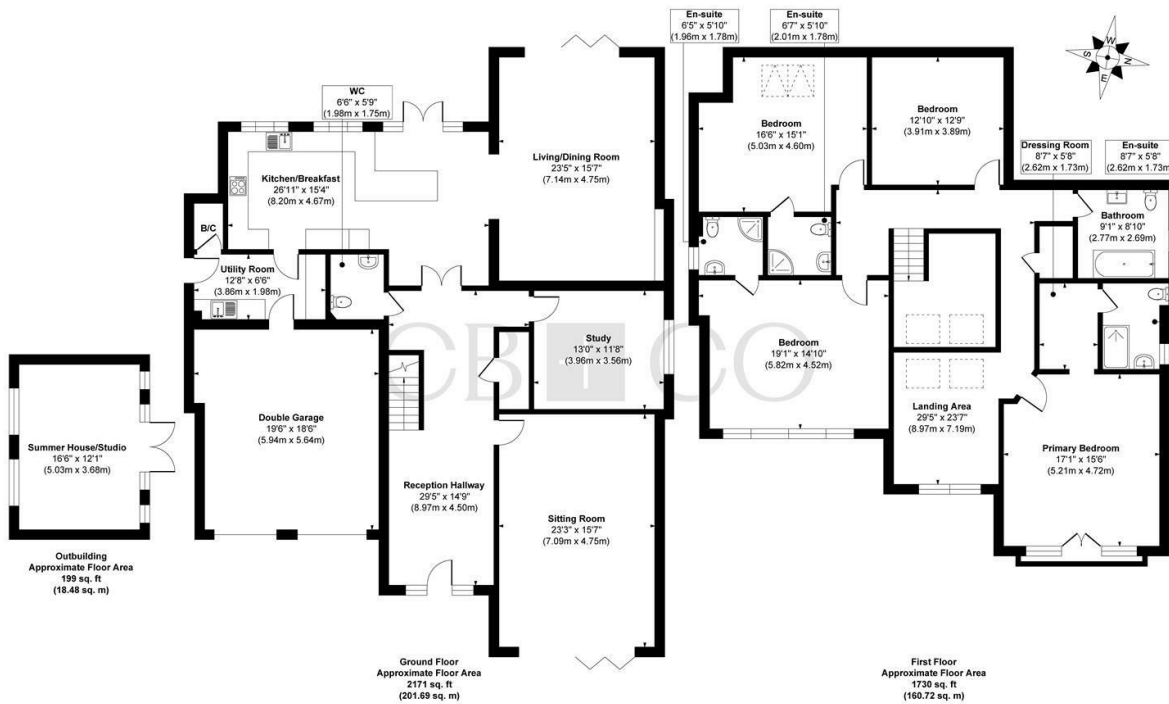
Additionally, the property benefits from excellent road links, with swift access to the A50, A38, and M1, providing convenient routes to Derby city centre and beyond. Whether you're heading to work or exploring the local area, this location offers a perfect balance of peaceful village living and excellent transport connections.







## Lawnswood Close, Etwell, Derbyshire



Approx. Gross Internal Floor Area 4100 sq. ft / 380.89 sq. m (Include Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## The Particulars

- Stunning Contemporary Detached Home
- Individual Architect Designed Home - Built to a High Specification in 2009
- Over 3500 Square Feet of Living Accommodation
- Beautiful Reception Hallway, WC, Study, Sitting Room & Living Dining Room
- High Specification Breakfast Kitchen & Separate Utility Room
- Stunning Galleried Landing, Four Double Bedrooms, Three En-Suites & Bathroom
- Superb Primary Bedroom Suite, Dressing Area & En-Suite Shower Room
- Driveway, Front Gardens & Delightful Landscaped Rear Gardens
- Quality Detached Studio/Summerhouse
- No Chain Involved

### Size

Approx 3540.00 sq ft

### Energy Performance Certificate (EPC)

Rating D

### Council Tax Band

G

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Let's *Talk*

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