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Old Station Close
Etwall, Derby
£210,000



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



IDEAL FIRST TIME BUY - A most attractive and well-maintained, two double bedroom, semi-detached home, situated in this sought after cul-de-sac location in the highly desirable village of Etwall. The property offers stylish, neutrally decorated accommodation throughout, making it ready to move straight into. Offering a superb combination of comfort, practicality, and village living, this delightful home is ideally suited to professionals, couples, or small families seeking a quality property in a popular residential location.

The property benefits from gas central heating and double glazing and is thoughtfully arranged to provide comfortable modern living. The ground floor comprises a welcoming entrance hall, a convenient guest cloakroom, a bright and spacious open-plan living and dining area, and a well-equipped kitchen complete with appliances. To the first floor are two generous double bedrooms and a contemporary bathroom fitted with a shower.

Outside, the property enjoys a private enclosed rear garden with generous lawn and patio and there is a driveway to the front providing off-street parking for two cars.





The Detail

The property is entered via a front door opening into an entrance hall with wood-effect laminate flooring and a wall-mounted alarm control panel. A guest cloakroom is fitted with wc and pedestal wash hand basin.

To the rear of the property is a bright and spacious open-plan living/dining room with double-glazed French doors opening onto the garden, providing an ideal space for both everyday living and entertaining. The adjoining kitchen is fitted with a range of wall, base and drawer units with granite-effect work surfaces and matching splashbacks. Integrated appliances include a Bosch four-ring gas hob with extractor hood and a Bosch fan-assisted double electric oven. There is also a 1½ bowl stainless steel sink and drainer, together with space and plumbing for a washing machine.

The first-floor landing provides loft access and leads to two double bedrooms and the family bathroom. The primary bedroom overlooks the rear garden, while the second bedroom benefits from a useful storage cupboard housing the gas combination boiler serving the central heating and hot water system.

The bathroom is fitted with a white suite comprising a panelled bath with shower screen and mains-fed shower over, WC and pedestal wash hand basin. Complementary wall tiling, an extractor fan, shaving point and an obscure glazed window.

Externally, the property benefits from a driveway providing off-road parking to the front. To the rear is a fully enclosed garden, predominantly laid to lawn, with a paved patio area offering an excellent space for outdoor dining and relaxation.







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The Location

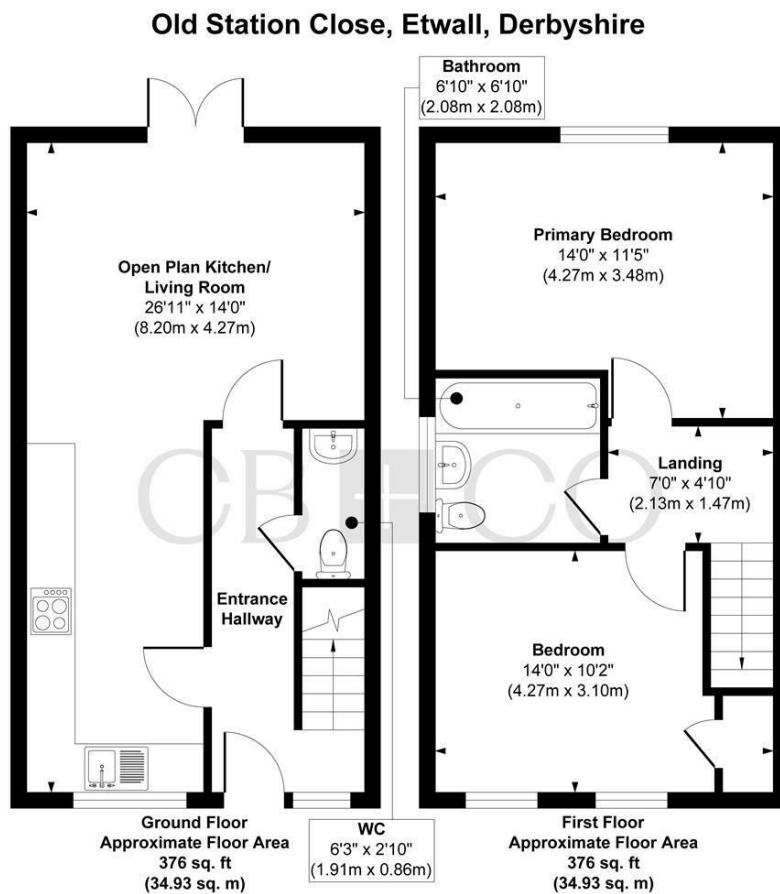
Etwell is a highly regarded Village offering a strong sense of community alongside excellent day-to-day amenities. A short walk brings residents into the heart of the Village, where the post office and popular local pubs form part of everyday life. The area is particularly appealing to families, with the local primary school nearby and access to John Port School, which also offers a leisure centre, gym, and swimming pool for community use.

The Village enjoys easy access to open green spaces and countryside walks, providing opportunities for outdoor recreation. For leisure and social activities, Broughton Heath Golf Club is close by, while Hilton and Mickleover are easily reached, offering additional shopping, dining, and amenities. The combination of Village charm, schooling, and local facilities creates a welcoming and practical environment for families and professionals alike.









Approx. Gross Internal Floor Area 752 sq. ft / 69.86 sq. m

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

Produced by Elements Property



The *Particulars*

- Modern Two Double Bedroom Semi-Detached Home
- Ideal First Time Buy
- Delightful Cul-de-Sac Position in sought after Village
- Gas Central Heating & Double Glazing
- Entrance Hallway, Downstairs WC & Superb Open Plan Living Kitchen
- Two Double Bedroom & Bathroom
- Driveway for Two Cars & Generous Enclosed Rear Garden
- Close to Open Countryside & Excellent Transport Links
- John Port School Catchment Area
- No Chain Involved

Size

Approx 752.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

B

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Let's *Talk*

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