

SCARGILL MANN & CO.

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14 Mitchells Close

Etwall, Derby, Derbyshire DE65 6PW



A beautifully presented three double bedroom three storey home, situated in this delightful cul-de-sac location close to the heart of the sought after South Derbyshire Village of Etwall.

- uPVC double glazing and NEW GAS CENTRAL HEATING BOILER
 - Entrance hall and guest cloakroom
 - Stylish lounge/dining room • Fitted kitchen
- First floor landing leading to two double bedrooms with built-in wardrobes • Well appointed family bathroom
 - Second floor superb master bedroom suite with dressing area and NEWLY REFURBISHED EN-SUITE
 - Driveway and garage • Beautifully landscaped enclosed rear garden •

Price £239,950



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GENERAL INFORMATION

THE PROPERTY

An opportunity to acquire this beautifully presented three double bedroom, three storey home situated in this delightful cul de sac location close to the heart of the sought after South Derbyshire village of Etwall. Constructed by Taylor Wimpey in 2005, the property benefits from A NEW gas central heating BOILER, uPVC double glazing, REFURBISHED EN-SUITE SHOWER ROOM and a beautifully presented interior.

In brief the accommodation comprises entrance hallway, guest cloakroom, spacious lounge/dining room with patio doors giving access to the rear garden, well appointed fitted kitchen with integrated appliances. The first floor landing gives access through to two spacious double bedrooms with built-in wardrobes and a family bathroom. The second floor landing gives access through to a superb master bedroom suite with dressing area, built-in wardrobes and a well appointed en-suite shower room.

Outside, to the front of the property there is a single width tarmac driveway providing off road car standing for two vehicles leading to a semi-detached brick built single garage. To the rear of the property is a beautifully landscaped patio style garden with well stocked borders and a delightful aspect over woodland to the rear.

LOCATION

Etwall is a highly sought after South Derbyshire village offering a good range of amenities including schooling for all ages, post office, general store, public inns, impressive leisure centre, church and a regular bus service to both Burton upon Trent and Derby city centre. The village offers recreational facilities including cricket ground and there a delightful country walks close by. For the commuter, excellent transport links are available via the A50 and A38 leading to the further motorway network beyond.

ACCOMMODATION

DOUBLE GLAZED PANELLED ENTRANCE DOOR

With obscure glazed inserts provides access to:

ENTRANCE HALLWAY

Fitted with a quality light oak effect laminate flooring, central heating radiator, smoke alarm, wall mounted heating control, door giving access through to a useful cloaks cupboard housing the wall mounted electrical fuse box. Further doors give access to ground floor cloakroom, fitted kitchen and living room. Stairs rise to the first floor landing.

GUEST CLOAKROOM

Fitted with a two piece white suite comprising low level w.c and pedestal wash hand basin with tiled splash back. Ceramic tiled floor and uPVC obscure double glazed window to front elevation.

FITTED KITCHEN 11'8 x 5'11" (3.56m x 1.80m)

Fitted with a modern range of maple effect fronted wall, base and drawer units with roll edge laminated work surfaces over. Stainless steel one and a half bowl sink and drainer unit with tiled splash backs. Zanussi stainless steel electric oven, four ring gas hob with stainless steel extractor canopy over. Integrated dishwasher, space for tall fridge/ freezer, wall mounted Ideal central heating boiler, wall mounted fan heater, uPVC double glazed window to front elevation and ceramic tiled flooring.

SPACIOUS LIVING/ DINING ROOM 17'9" x 12'11" (5.41m x 3.94m)

Fitted with quality light oak effect laminate flooring, wall mounted picture frame style gas fire, TV and telephone points, two central heating radiators and uPVC double glazed sliding patio door giving access to the rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

With smoke alarm, central heating radiator, doors giving access



to bedrooms two and three and the bathroom. Stairs rise to the second floor.

BEDROOM TWO 12'10" x 11'9" into wardrobe depth red to 9'8" (3.91m x 3.58m into wardrobe depth red to 2.95m)

Fitted with built-in mirrored sliding door wardrobes, airing cupboard housing the pressurised hot water cylinder. Quality light oak effect laminate flooring, central heating radiator and uPVC double glazed window to rear elevation.

BEDROOM THREE 12'11" x 11'2" into wardrobe depth red to 8'8" (3.94m x 3.40m into wardrobe depth red to 2.64m)

Fitted with built-in mirrored sliding door wardrobes. Quality light oak effect laminate flooring, two central heating radiators, two uPVC double glazed windows to front elevation.

BATHROOM 6'6" x 6'0" (1.98m x 1.83m)

Fitted with a white three piece suite comprising pedestal wash hand basin, low level w.c., panelled bath with glass shower screen and wall mounted mains fed shower unit over. Ceramic tiling to walls with attractive glass tiled border, slate effect ceramic tiled flooring, central heating radiator and extractor fan.

SECOND FLOOR ACCOMMODATION

LANDING

With doorway giving access through to:

MASTER BEDROOM SUITE 12'11" x 12'8" into dormer window (3.94m x 3.86m into dormer window)

Fitted with TV point, central heating radiator, loft access point and uPVC double glazed dormer style window to front elevation. Open plan access through to:

DRESSING AREA 9'4" x 6'0" (2.84m x 1.83m)

Fitted with built-in triple wardrobe, dressing table with drawer units. Velux double glazed window to rear elevation, door giving access to:

EN-SUITE SHOWER ROOM 6'7" x 5'9" (2.01m x 1.75m)

Beautifully refurbished, this stylish en-suite incorporates a fully

tilled corner shower enclosure, vanity unit with wash hand basin inset and w.c. There is attractive tiling to the walls and flooring. Velux double glazed window and chrome heated towel rail.

OUTSIDE AND GARDENS

To the front is a single width tarmac driveway providing off road parking for two vehicles and leading to a semi-detached brick built garage with up and over door, power and light. There is a paved pathway leading to the front door with gravelled beds and timber gated access to the left hand side of the property leading to the enclosed rear garden.

The rear garden has a raised level paved patio area with well stocked planting borders, steps lead down onto a lower level garden area with purple slate beds. The garden is fully enclosed by a fence panelled boundary. Directly to the rear of the garden is a footpath leading to Mickleover and Hilton.

DIRECTIONAL NOTES

Leaving Burton head north along Derby Road, join the A38 northbound, take the second slip road off to the left signposted Etwall, turn right at the first t-junction and then right again onto Egginton Road. Proceed into the village centre, turn left at the next t-junction and then left again opposite the leisure centre into Old Station Close, take the right hand turning into Mitchells Close, bear right at the top left hand corner of the cul de sac where the property will be located as denoted by our 'for sale' board.

COUNCIL TAX BAND

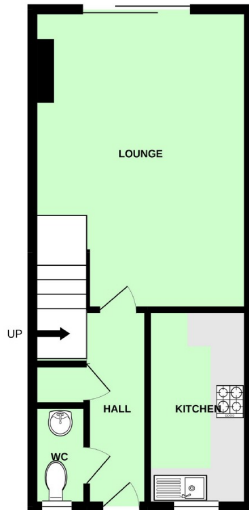
South Derbyshire District Council - Band D

VIEWING

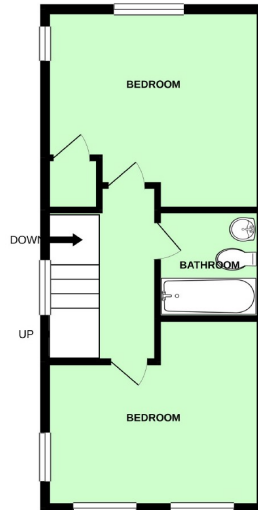
Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW January 2021)/DRAFT



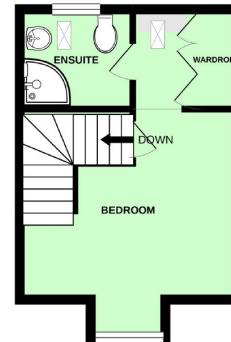
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | 88 |
| (81-91) | B | | |
| (69-80) | C | 75 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) | A | | 86 |
| (81-91) | B | | |
| (69-80) | C | 73 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing.
No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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