

**42 Old Station  
Close  
Etwall  
DE65 6PQ**

**£229,950**



- NO UPWARD CHAIN
- TWO DOUBLE BEDROOMS
- OPEN PLAN LOUNGE DINING AND KITCHEN AREA
- GROUND FLOOR CLOAKROOM
- BATHROOM TO FIRST FLOOR
- PARKING TO FRONT
- GARDEN TO REAR



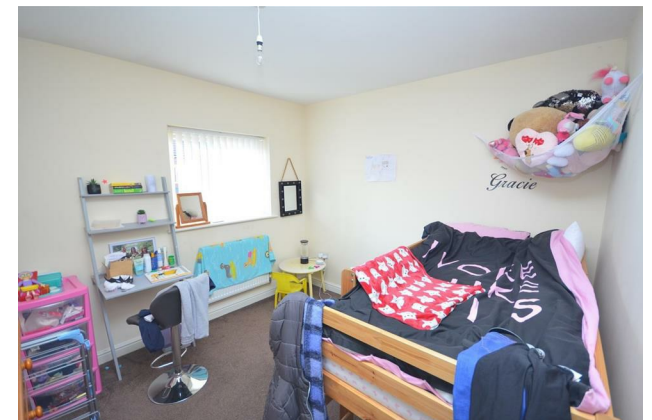
## GENERAL INFORMATION

### THE PROPERTY

A well presented, neutrally decorated semi-detached home offering two spacious double bedrooms in the sought-after village of Etwell. Enjoy the comfort of gas central heating, double glazing, and thoughtfully designed living spaces. The accommodation features a welcoming reception hall, guest cloakroom, bright open plan living and dining area, and a well-appointed kitchen with appliances, two first-floor double bedrooms, a bathroom with a shower, an enclosed rear garden ideal for relaxing or entertaining, and a front driveway providing convenient off-street parking.

General Information - A well presented and tastefully decorated two double bed roomed, semi detached, featuring gas central heating and double glazing.

The property benefits from an enclosed rear garden and a front driveway providing off street parking.





#### LOCATION

The highly regarded and sought after village of Etwall offers a broad range of amenities including shops, schooling, reputable public houses, a sports centre with swimming pool, and is conveniently positioned within striking distance of the A38/A50 Burton and Derby.

#### ACCOMMODATION

Entrance door opening through to hallway.

#### HALLWAY

1.94m width x 4.90m length (6'4" width x 16'0" length)

With wood grain effect laminate flooring, wall-mounted alarm control panel, central heating radiator and doorway leads to:-

#### GUEST CLOAKROOM

With WC pedestal wash hand basin, complementary ceramic wall tiling and central heating radiator. Doorway leads to:-

#### OPEN PLAN LIVING DINING ROOM

4.35m x 4.29m (14'3" x 14'0")

With central heating radiator, feature double-glazed French doors leading to the rear garden.

#### FITTED KITCHEN

3.53m x 2.23m (11'6" x 7'3")

With a range of quality base, wall and drawer units all having matching cupboard fronts, roll edge granite effect laminated preparation surfaces with matching splashbacks, inset four ring Bosch gas hob and Bosch electric fan assisted double oven, space for automatic washing machine, 1 ½ basin

stainless steel sink unit with draining board and modern mixer tap, stainless steel splashback and extractor hood with variable speed fan and lighting and a double glazed window to the front.

#### FIRST FLOOR

##### LANDING

2.11m x 1.47m (6'11" x 4'9")

Has loft access point, door to bedroom one, door to bedroom two and door to bathroom.

##### BEDROOM ONE

4.27m x 3.46m (14'0" x 11'4")

With telephone jack point, TV aerial point, double-glazed window in uPVC frame to the rear.

##### BEDROOM TWO

3.63m x 3.08m (11'10" x 10'1")

With central heating radiator, TV aerial





point, telephone jack point, double-glazed window to the front and a useful cupboard housing the gas combination boiler servicing the central heating and hot water system.

#### FAMILY BATHROOM

2.09m x 1.82m (6'10" x 5'11" )

With a full suite in white comprising a panelled bath with a shower screen and a mains shower over. Complementary ceramic wall tiling, WC, pedestal wash hand basin, central heating radiator and obscure double-glazed window to the side, shaving light and extractor fan.

#### OUTSIDE & GARDENS

To the front of the property is a driveway providing off-road car parking with a further useful outside cold water tap. To the rear of the property is an enclosed lawned garden with patio.

#### AGENTS NOTES

If you have accessibility needs please contact the office before viewing this property.

#### TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

#### CONSTRUCTION

Standard Brick Construction

#### MONEY LAUNDERING & ID CHECKS

BY LAW, WE ARE REQUIRED TO COMPLY WITH THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATION 2017.

IN ORDER FOR US TO ADHERE TO THESE REGULATIONS, WE ARE REQUIRED TO COMPLETE ANTI MONEY LAUNDERING CHECKS AND I.D. VERIFICATION.

WE ARE ALSO REQUIRED TO COMPLETE CHECKS ON ALL BUYERS' PROOF OF FUNDING AND SOURCE OF THOSE FUNDS ONCE AN OFFER HAS BEEN

ACCEPTED, INCLUDING THOSE WITH GIFTED DEPOSITS/FUNDS.

FROM THE 1ST NOVEMBER 2025, A NON-REFUNDABLE COMPLIANCE FEE FOR ALL BUYERS OR DONORS OF MONIES WILL BE REQUIRED. THIS FEE WILL BE £30.00 PER PERSON (INCLUSIVE OF VAT). THESE FUNDS WILL BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

#### COUNCIL TAX BAND

South Derbyshire District Council - Band C

#### CURRENT UTILITY SUPPLIERS

Gas

Electric

Water - Mains

Sewage - Mains

Broadband supplier

#### FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

#### BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

#### SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search>

[/find-your-normal-area-school.aspx](https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx)

<http://www.derbyshire.gov.uk/>

#### CONDITION 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.

#### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 08/2025) A



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.  
Made with Metropix 5/2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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