

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

9 Laburnum Way Etwall, Derby, DE65 6JU



In need of some upgrading, but offering huge potential is this most spacious three/four bedroom detached bungalow sitting on a generous corner plot in this lovely village location.

- Detached bungalow • In need of some updating • Offering huge potential
- Three/four bedrooms • Lounge • Dining kitchen • En-suite and bathroom
 - Garage • Generous garden plot • Village location
 - **VIEWING RECOMMENDED** •

Price £275,000



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GENERAL INFORMATION

THE PROPERTY

Offering huge potential is this three/four bedroom extended detached bungalow sitting on a corner plot in the highly sought-after village of Etwall. The spacious, flexible accommodation offers a dining kitchen to the front, a good size lounge to the front, a study/single bedroom to the side aspect, a most impressive size master bedroom with en-suite shower room looking out over the side garden, two further bedrooms to the rear and a bathroom.

Outside, is a garage with a drive. The gardens surround the property to three sides, with the side garden being of a generous size.

LOCATION

Etwall is a sought-after village not far from Derby city centre or the town centre of Burton upon Trent. The village itself has a beautiful Church, good schooling at all ages, the John Port Spencer Academy also having a sports centre attached with gym and swimming pool. The village has a post office with convenience store, and café. There are public inns, hairdressers, dentist and eateries.

The A38 and A50 are within an easy drive and offer routes via the motorway network beyond to the surrounding large commercial centres of Birmingham, Nottingham, Leicester, and Stoke on Trent .

ACCOMMODATION

ENTRANCE DOOR

Provides access to:

PORCH

With further door to:

FITTED DINING KITCHEN 5.77m x 2.71m min 3.27m max (18'11" x 8'11" min 10'9" max)

With window to front aspect, window to side aspect and door to side garden. Fitted with a range of base cupboards with matching wall mounted cabinets over. Worktops with tiled surrounds are inset with a stainless steel sink with mixer tap. There is spaces for cooker, fridge/freezer and plumbing for washing machine. The Worcester Bosch domestic hot water and central heating boiler is also housed here. Radiator, ceiling light point and ample space for dining table and chairs. Door to:

LOUNGE 3.87m x 5.46m (12'8" x 17'11")

With windows to front and side aspects, ceiling light point, radiator and a stone fire surround with living flame gas fire inset. Door to:

INNER LOBBY

With further doors leading off.

BEDROOM ONE 3.96m x 6.68m (13'0" x 21'11")

With windows to side and rear aspects overlooking the gardens. Radiator, ceiling light point and door to:

EN-SUITE SHOWER ROOM 1.85m x 2.03m (6'1" x 6'8")

Fitted with a corner tiled shower enclosure, w.c., pedestal wash hand basin, ceiling light point and



radiator.

BEDROOM TWO 3.23m x 2.93m (10'7" x 9'7")

With window to rear aspect, radiator and ceiling light point.

BEDROOM THREE 3.37m x 2.98m (11'1" x 9'9")

With window to rear aspect, radiator and ceiling light point.

BEDROOM FOUR/STUDY 2.45m x 2.55m (8'0" x 8'4")

With window to side aspect, ceiling light point and radiator.

BATHROOM 1.57m x 2.84m (5'2" x 9'4")

Fitted with a panelled bath with mixer tap, pedestal wash hand basin and w.c. Obscure window to side aspect, ceiling light point, radiator, tiled surrounds and useful storage with shelving.

OUTSIDE AND GARDENS

The property sits back from the road on a good size corner plot. To the front is a driveway providing parking, giving access to a garage and an adjacent fore-lawn with mature planting.

There are further generous gardens to the side and rear with lawns and mature plants, shrubs and trees.

TENURE

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.

COUNCIL TAX BAND

South Derbyshire District Council - Band E

VIEWING

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



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 (2024)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	84
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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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