

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

Windrush, 8 Risborrow Close Etwall, Derbyshire DE65 6HY



Enjoying a sought after and favoured semi rural location in the much sought after village of Etwall

- Enjoying a sought after and favoured semi rural location
- This stylishly appointed four bed roomed semi detached property
- Within easy reach of comprehensive facilities
- Gas central heating and double glazed throughout
- An ideal family home
- Large reception hallway and ground floor cloakroom
- Study
- Good sized lounge with feature fireplace
- Separate dining room and adjacent conservatory
- Breakfast kitchen and separate utility room
- Principal bedroom with en-suite shower room
- Three additional bedrooms
- Wet room/shower room
- Delightful private garden
- Double garage and parking

Price £399,950



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GENERAL INFORMATION

Enjoying an exclusive location on the fringe of the highly popular and favoured village known as Etwall, this stylish four bedroomed semi-detached property, enjoying the benefits of full gas central heating and double glazing and providing swift access to local amenities. An ideal family home.

The property which is well presented by its current owner provides delightful and spacious accommodation with the benefits of a wide reception hallway and ground floor cloakroom, a useful study, a good sized lounge with feature fireplace and French doors providing access to a delightful patio and garden. There is a formal dining room with direct access to a pleasant conservatory, a well appointed fully fitted breakfast kitchen with an adjacent useful utility room. To the first floor off a spacious landing access is gained to the principal bedroom which has a luxury en-suite shower room. There are three additional double bedrooms and a walk-in wet room/shower room.

Outside, is a particularly attractive cottage style garden with good sized patio areas ideal for al fresco dining, lower level lawns and borders, There is access to a double garage with ample car standing space to the front.

The sale provides a very genuine opportunity for a discerning purchaser to acquire this stylish home in a popular location.

LOCATION

Etwall boasts a wide and varied range of enviable local facilities including cafes, shops, local pubs and the highly

favoured John Port School. Ease of access is also provided to Derby and Burton and the A38 linking to the cities of the West Midlands.

ACCOMMODATION

ON THE GROUND FLOOR

WIDE RECEPTION HALLWAY

With galleried staircase off with useful under stairs deep storage cupboard, laminated floor covering, central heating radiator, decorative coving.

CLOAKROOM

With low level wc, wash hand basin, central heating radiator.

LOUNGE 6.36m x 3.88m (20'10" x 12'9")

With French door providing access to a delightful cottage style garden and patio. Adam style feature fireplace with decorative cast iron insert incorporating gas coal effect fire, slate hearth, two central heating radiators, decorative coving, glazed doors providing access to dining room, wall light points.

DINING ROOM 4.35m x 3.54m (14'3" x 11'7")

With central heating radiator. French door providing access to conservatory and courtesy door to breakfast kitchen.

CONSERVATORY 3.13m x 2.8m (10'3" x 9'2")

With tiled floor. External door providing access to the rear garden.

BREAKFAST KITCHEN 4.6m x 4.37m (15'1" x 14'4")

With tiled floor offering 1½ bowl inset sink unit with



base cupboard beneath, a range of base and drawer units with work surfaces over and upstand, complementary wall mounted cupboards, inset gas hob with extractor hood above, built-in double oven and grill, plumbing for automatic dishwasher, decorative spotlighting, central heating radiator.

UTILITY ROOM 2.62m x 1.96m (8'7" x 6'5")

With 1½ bowl inset sink unit and base cupboard beneath, a range of base cupboards with work surfaces over and upstand. Tiled floor. Tall food/broom cupboard. Plumbing for automatic washing machine, tumbler dryer point. Central heating radiator. Courtesy door to garage.

DOUBLE GARAGE 5.05m x 4.9m (16'7" x 16'1")

With electrically operated twin doors, power and lighting.

ADJACENT WORKSHOP 2.52m x 2.2m (8'3" x 7'3")

With boiler providing domestic hot water and servicing central heating system.

ON THE FIRST FLOOR

BEDROOM ONE 4.38m x 4.23m (14'4" x 13'11")

With built-in dressing table, built-in wardrobes, central heating radiator.

EN-SUITE SHOWER ROOM

With low level wc, wash hand basin, shower cubicle, tiled surrounds, shower over, tiled floor, decorative spotlighting, extractor fan, central heating radiator.

BEDROOM TWO 4.39m x 3.4m (14'5" x 11'2")

Central heating radiator.

BEDROOM THREE 5.12m x 2.83m (16'10" x 9'3")

Central heating radiator.

BEDROOM FOUR 4.36m x 2.77m (14'4" x 9'1")

Central heating radiator.

WALK-IN WET ROOM

With low level wc, wash hand basin, shower cubicle, heated chrome towel rail, full tiling to main walls, extractor fan, decorative spotlighting.

PLEASE NOTE

The specialist lift in bedroom three which goes into the study will be removed and will not form part of the sale. The vendor will make good any repairs necessary.

OUTSIDE & GARDENS

Outside the property offers a generous garden extending to patio ideal for al fresco dining, lower level lawns and gravel borders offering a high degree of seclusion and privacy. Access to a double garage across a gravel driveway to the rear.

DIRECTIONAL NOTE

From Derby proceed via the main Uttoxeter Road travelling through Mickleover then continuing along the main Road into Etwall. When entering Etwall village take the turning left into Willington Road and then first left into Sandypits Lane, continue along Sandypits Lane to its end which then becomes Risborrow Close.

COUNCIL TAX BAND

South Derbyshire - Tax Band F.

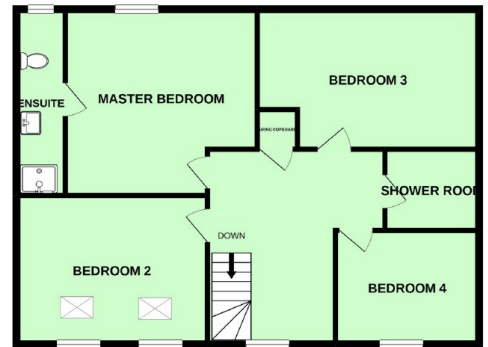
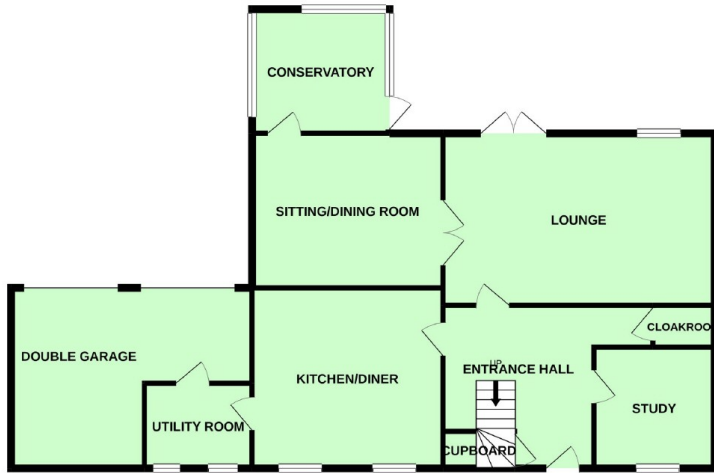
VIEWING

Strictly by appointment through Scargill Mann & Co - Burton office (DM/TS).



GROUND FLOOR

1ST 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		
(81-91)	B		
(69-80)	C	76	84
(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	

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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BURTON UPON TRENT
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