



## 11 Arkwright Way, Etwall, Derby, DE65 6RW

**Offers In The Region Of  
£360,000**



A brilliant three storey four bedroom detached modern home enjoying a pleasant position on a small leafy development in this ever popular south Derbyshire village. NO CHAIN.





# 11 Arkwright Way, Etwall, Derby, DE65 6RW

## Offers In The Region Of £360,000



### DIRECTIONS

Entering the village of Etwall from the bypass (A516) at either end, proceed towards the centre of the village turning onto Willington Road by the Spread Eagle public house, follow the road taking the last right turning into Hearhfield Avenue then first left into Arkwright Way where the property will be found a short distance facing the junction.

This lovely family home enjoys spacious accommodation arranged over three floors benefitting from gas central heating and UPVC double glazed windows along with Velux windows in the master bedroom suite and briefly comprises, entrance hallway with useful cloaks cupboard, guest cloakroom WC, lounge with bay window, dining kitchen with integrated appliances and French doors and finally a built in utility cupboard with space for two laundry appliances. To the first a spacious landing area leads off to three well proportioned bedrooms and four piece family bathroom. From the landing there is a lobby area with stairs leading to the first floor where there is the master bedroom suite being spacious, having fitted wardrobes and with an en-suite shower room.

Externally there is a neat foregarden and covered storm porch leading to the front door. There is a long side driveway providing off road parking leading to a detached single garage. The enclosed rear garden has been smartly landscaped with an attractive paved

patios and pathways with planted borders, lawn and side gate.

Etwall is a sought after village location located in south Derbyshire with excellent road links to the A38 and A50 connecting to the M1 and East Midlands Airport. Locally there are typical village amenities including convenience store, popular public houses, reputable primary school along with John Port secondary school with attached leisure centre.

Attractively the property is offered for sale with no upward chain.

### ACCOMMODATION

#### GROUND FLOOR

##### HALLWAY

Entering the property through a composite and glazed front door into a pleasant hallway area with stairs leading to the first floor, useful store cupboard, wood effect vinyl flooring, radiator.

##### CLOAKROOM

Low level WC and wash basin, wood effect vinyl flooring, extractor fan and radiator.

##### LOUNGE

17'4" into bay x 10'5" (5.28m into bay x 3.18m)

A spacious lounge with UPVC double glazed bay window to the front elevation, media connections, spotlights and radiator.

## DINING KITCHEN

19'6" x 13'2" max (5.94m x 4.01m max)

A superb open plan room with ample space for a dining table and chairs, UPVC double glazed French doors to the garden and wood effect vinyl flooring throughout.

The kitchen is beautifully appointed with a full range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces, matching upstands and tiling, composite sink, double electric oven, induction hob, extractor fan over, integrated dishwasher and fridge freezer.

A built in utility cupboard provides plumbing and space for a washing machine and tumble dryer, wall mounted boiler and useful storage space.

## FIRST FLOOR

### LANDING

Attractive landing area with built in airing cupboard housing hot water cylinder.

## BEDROOM TWO

12' x 10'2" (3.66m x 3.10m)

Wardrobe recess, rear facing UPVC double glazed window and radiator.

## BEDROOM THREE

12' x 7'10" (3.66m x 2.39m)

A spacious double bedroom with twin front facing UPVC double glazed windows and radiator.

## BEDROOM FOUR

10'2" x 7'4" (3.10m x 2.24m)

A generous fourth bedroom with rear facing UPVC double glazed window and radiator.

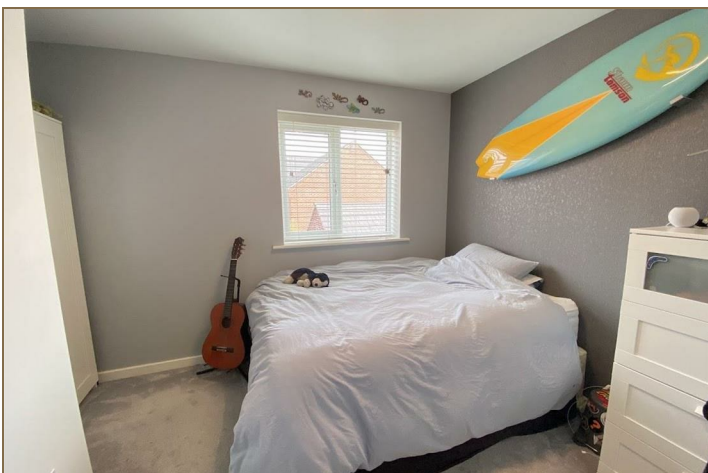
## BATHROOM

8'8" x 7'8" (2.64m x 2.34m)

Spacious with four piece suite comprising a panelled bath with a separate shower cubicle and mains shower, wash basin and WC, tiled floor and walls, UPVC double glazed window, towel radiator and extractor fan.

## LOBBY

With door off the landing to the stairs to:





## SECOND FLOOR

### BEDROOM ONE

14'8" x 14'3" (4.47m x 4.34m)

A very spacious bedroom area with fitted wardrobes, two rear facing Velux windows, radiator.

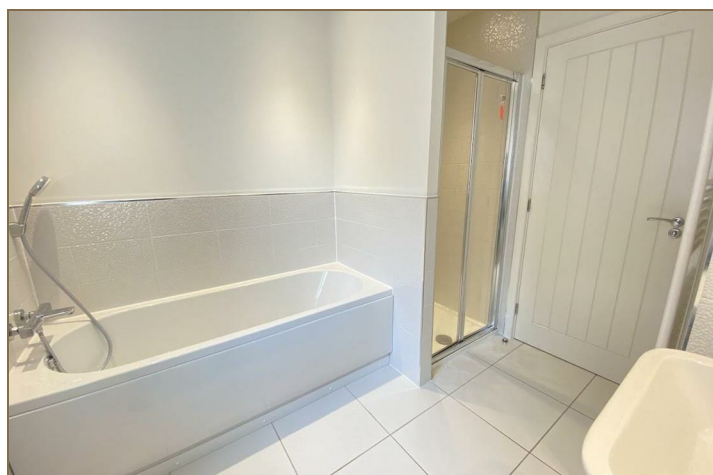
### EN-SUITE

9'1" x 4'6" (2.77m x 1.37m)

Nicely appointed with a double width shower cubicle, mains shower over and sliding screen door, wash basin and WC, tiling to floor and walls, Velux window, extractor fan, radiator.

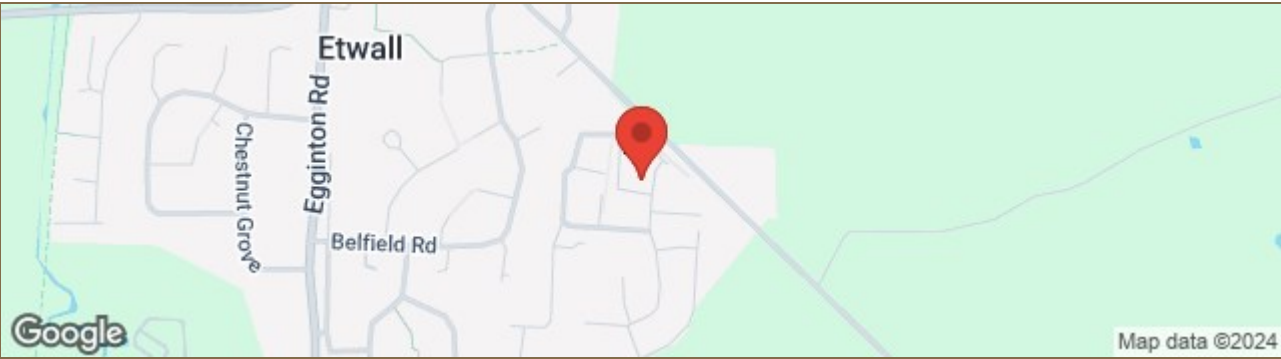
### OUTSIDE

Externally there is a neat foregarden and covered storm porch leading to the front door. There is a long side driveway providing off road parking leading to a detached single garage. The enclosed rear garden has been smartly landscaped with an attractive paved patios and pathways with planted borders, lawn and side gate.

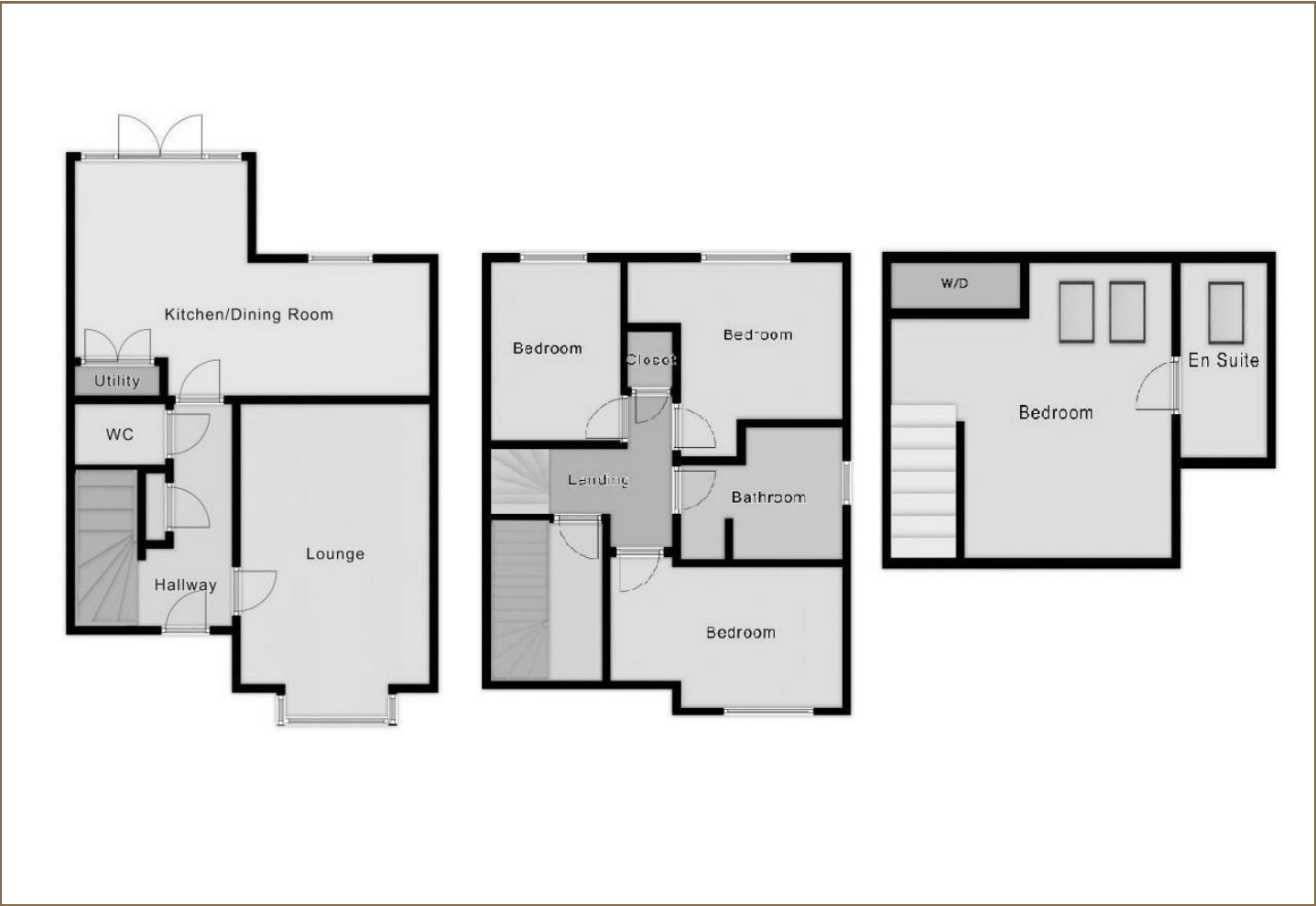




## Road Map



## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

