



52 Heathfield Avenue, Etwell, Derby, DE65 6RQ

£299,950



Situated on the edge of the delightful village of Etwell, this is a beautifully appointed three bedroom semi detached house which was constructed approximately six years ago with the benefit of the remaining NHBC Buildmark warranty.



52 Heathfield Avenue, Etwall, Derby, DE65 6RQ

£299,950



DIRECTIONS

Upon entering the village of Etwall turn left onto Willington Road. Continue along this road before turning right onto Heathfield Avenue. Follow the road around where the property is situated on the right hand side clearly identified by our "For Sale" board.

The current vendors have spent considerable time and effort in the presentation of this delightful home which in brief comprises an entrance lobby with staircase leading to the first floor, lounge and access to a large dining kitchen with integrated appliances, separate utility area and cloakroom. To the first floor are three good sized bedrooms, the master bedroom with en-suite and a bathroom with shower over the bath.

Outside the property benefits from a south facing lawned garden to the rear which is overlooked by a patio area and to the front there is a further garden and access to a driveway with car standing for several vehicles. Access to single garage with up and over door.

Etwall is a charming and well-served village in South Derbyshire, offering a blend of historic character and modern convenience. The village enjoys a range of local amenities including two village shops, a post office, pharmacy, dentist, GP surgery, library and several pubs/restaurants. There are excellent leisure facilities with a modern leisure centre featuring a pool, gym and sports pitches as well as clubs for cricket, tennis and bowls. Families benefit from strong educational options, including Etwall Primary School and the highly regarded John Port Spencer Academy.

The property is situated on the edge of the

countryside and boasts ease of access to the vibrant city centre of Derby with its further wealth of bars, restaurants and the Derbion shopping centre.

Etwall is well located for commuting with ease of access to the A50, A52 and the M1 corridor.

This property would ideally suit a first time buyer or family purchaser looking for a superb home which should be viewed to be fully appreciated.

ACCOMMODATION

Entering the property through double glazed front door into:

ENTRANCE LOBBY

With staircase leading to the first floor and radiator.

LOUNGE

12' x 14'4" (3.66m x 4.37m)

With double glazed window to the front elevation, two radiators, TV point and under stairs storage cupboard with meter boxes.

DINING KITCHEN

11'11" x 12'1" (3.63m x 3.68m)

With a range of quality work surface/preparation areas, wall and base cupboards and integrated Bosch oven, electric hob and extractor over. The kitchen has a sink unit with drainer and mixer tap and there is an integrated dishwasher, integrated fridge, integrated freezer and space for a dining table. Double glazed doors leading to the rear and windows overlooking the garden. Open plan access to:

UTILITY SPACE

6' x 3'3" (1.83m x 0.99m)

With work surfacing/preparation areas, integrated

washing machine and boiler providing domestic hot water and central heating enclosed within a cupboard. Access to:

CLOAKROOM

With low level WC, wash hand basin and radiator.

TO THE FIRST FLOOR

LANDING

With access to loft.

BEDROOM ONE

9'8" x 9'1" (2.95m x 2.77m)

With double glazed window overlooking the rear elevation, wardrobes with mirrored front and radiator.

EN-SUITE

With low level WC, wash hand basin and shower cubicle with glazed screen, heated towel rail and frosted double glazed window.

BEDROOM TWO

10'1" x 8'9" (3.07m x 2.67m)

With double glazed window to the front and radiator.

BEDROOM THREE

6'5" x 7'3" plus lobby area (1.96m x 2.21m plus lobby area)

With double glazed window to the front elevation, large storage cupboard which incorporates the bulk head over the stairs and radiator.

BATHROOM

7'1" x 5'5" (2.16m x 1.65m)

With low level WC, pedestal wash hand basin and bath with shower over the bath, complementary tiling and heated towel rail.

OUTSIDE

Outside the property benefits from an enclosed south facing lawned garden to the rear which is overlooked by a patio area. Greenhouse available to purchase via separate negotiation.

To the front of the property there is a small fore garden and driveway with car standing for two vehicles giving access to:

SINGLE GARAGE

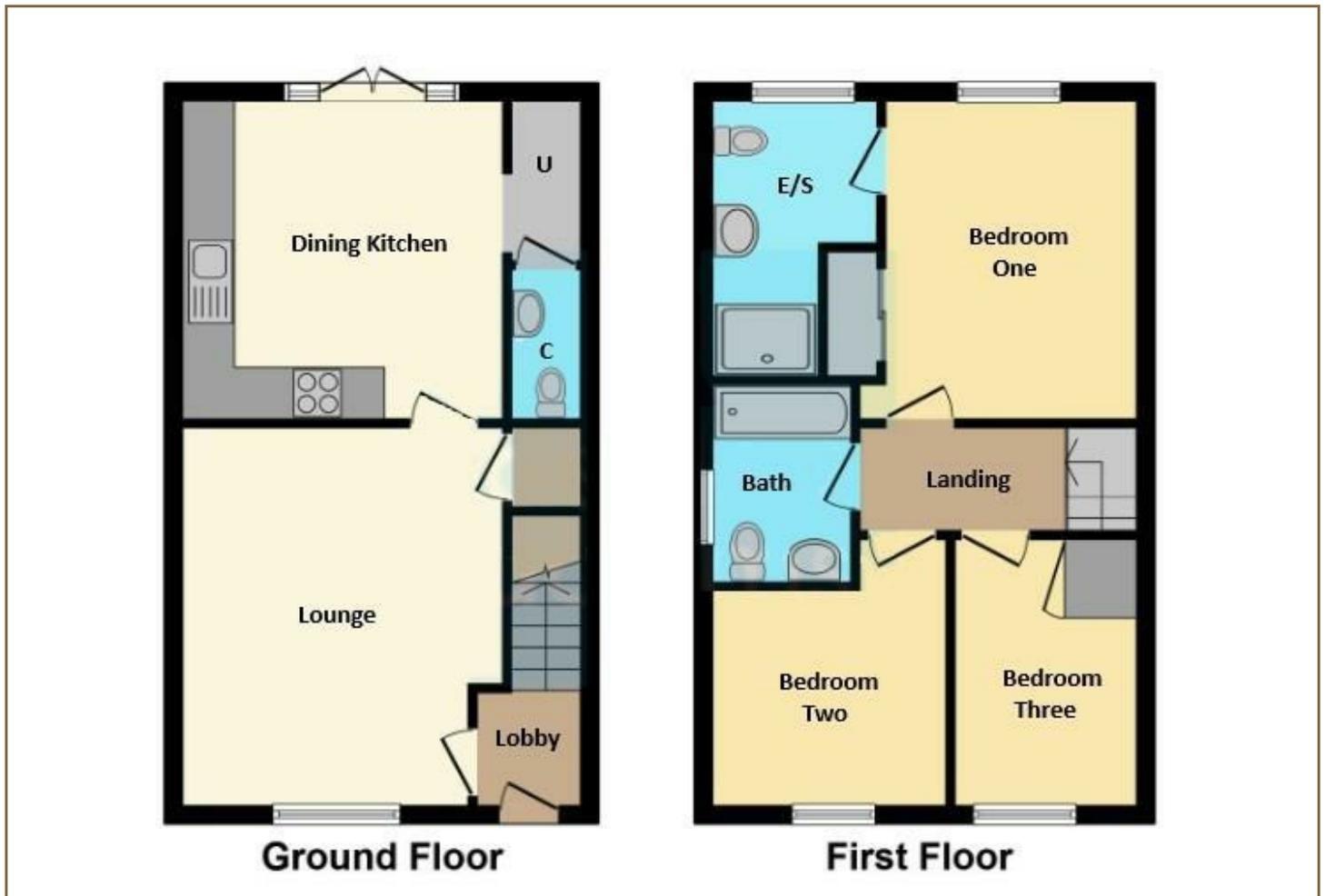
With power, light and up and over door.



Road Map



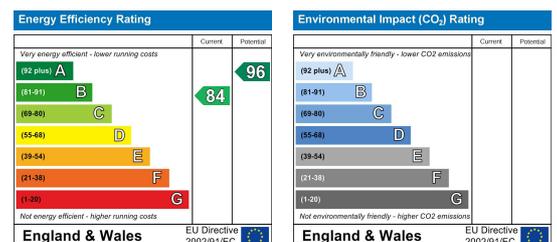
Floor Plan



Viewing

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

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

boxallbrownandjones.co.uk

Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk