





An extended four bedroom detached property, situated within the desirable village of Etwall, providing good access to a range of local amenities and transport links. The property benefits from two reception rooms as well as a kitchen diner, useful outbuilding with power and lighting, four well proportioned bedrooms and a driveway providing ample parking facility. Viewing is highly recommended strictly via appointment only.



Entrance hall

With central heating radiator, built in storage cupboard, under stairs storage, stairs rising to the first floor and doors leading off to:

Dining room

With coving to ceiling, double glazed upvc window to the rear elevation and a double glazed upvc rear access door.

Living Room

With two central heating radiators, double glazed upvc windows to the front and rear elevation, fire place with inset fire and coving to ceiling.

WC/cloaks

With a low level wc, wash hand basin with individual hot and cold taps, double glazed windows to the front elevation and partially tiled walls.

Kitchen

With a selection of matching wall and base units having a roll edge laminate preparation work surface, one and a half bowl sink with mixer tap and drainer, four ring gas hob, electric oven, space for washing machine machine, double glazed upvc window to the side and front elevation and an opening leading to:

Dining Area

With central heating radiator, double glazed upvc window to the rear elevation and a double glazed upvc back door.

First Floor Landing



With a double glazed upvc window to the front elevation, central heating radiator, built in storage cupboard and doors leading off to:

Master Bedroom

With central heating radiator, double glazed upvc window to the rear elevation and a door leading to:

En-suite

With a five piece suite comprising: low level wc, bidet with mixer tap over, corner bath with mixer tap, shower cubicle







with glass door and electric shower over, wash hand basin with individual hot and cold taps, central heating radiator, tiled walls and a double glazed upvc window to the rear elevation.

Bedroom Two

With a central heating radiator and a double glazed upvc window to the rear elevation.

Bedroom Three

With central heating radiator and a double glazed upvc window to the front elevation.

Dressing Room

Currently used as a study, with double glazed upvc window to the front elevation and a central heating radiator.

Bedroom Four

With central heating radiator and a double glazed upvc window to the rear elevation.

Family Bathroom

With a two piece suite comprising: wash hand basin with individual hot and cold taps, bath with mixer tap and gravity shower over, heated ladder towel rail and a double glazed upvc window to the front elevation.

WC

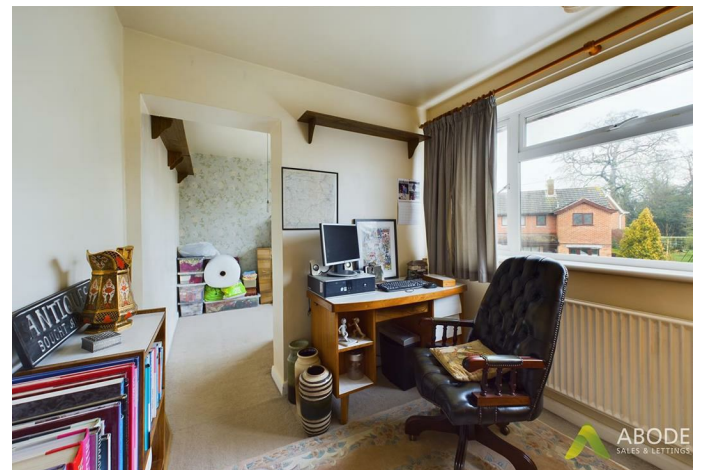
With a low level wc, wash hand basin with individual hot and cold taps, tiled walls and a double glazed upvc window to the front elevation.

Outside

The outside of the property to the front elevation offers a driveway providing parking facility which leads to double

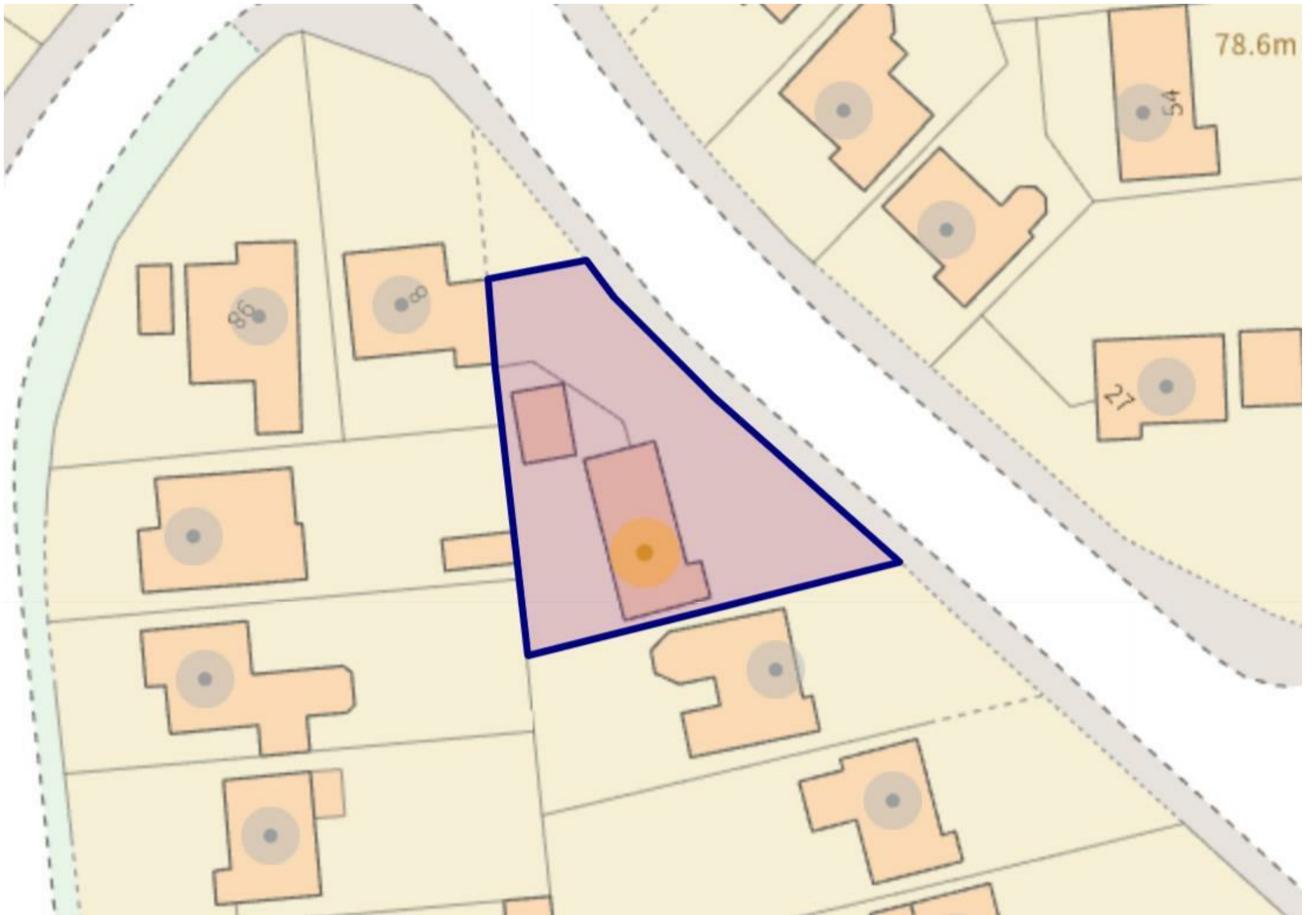
gates and the front entrance door. Beyond the double gates is a generous sized outbuilding with power and lighting, having hard standing area in front. Adjacent to the side is a laid to lawn garden with a range of shrubs and trees.











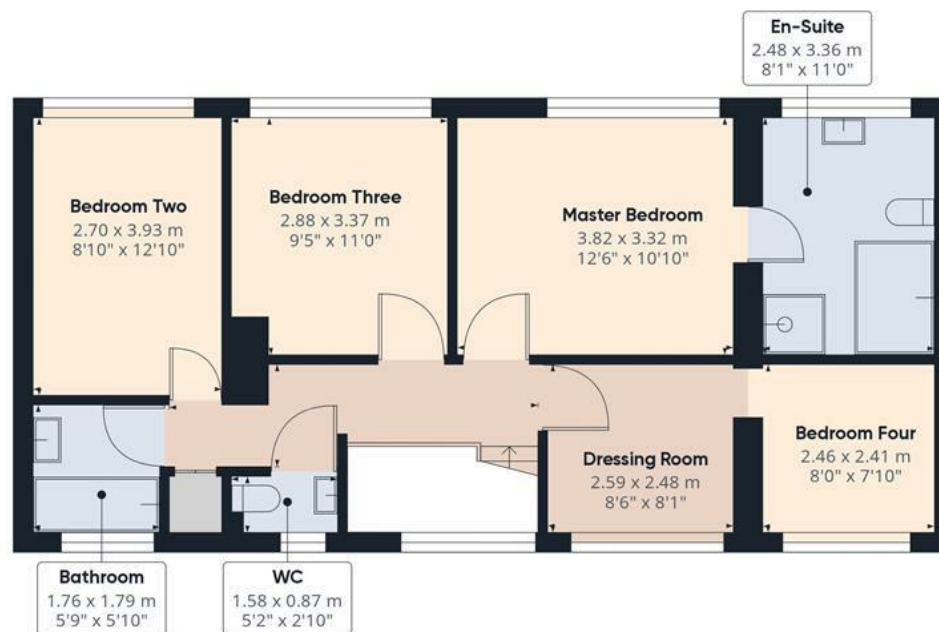


Floor 0

Approximate total area⁽¹⁾

140.23 m²

1509.4 ft²

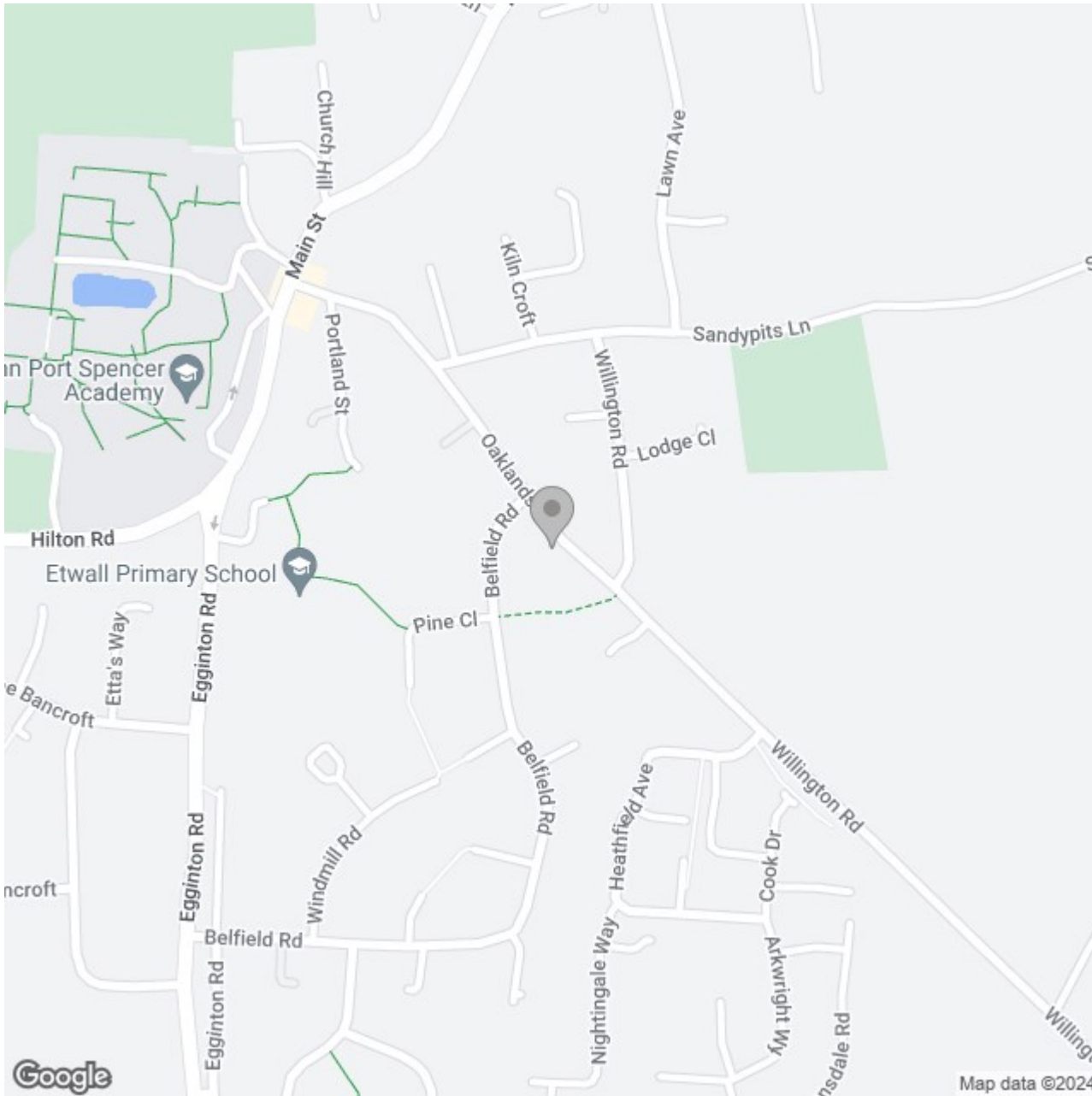


Floor 1

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	61	
(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	