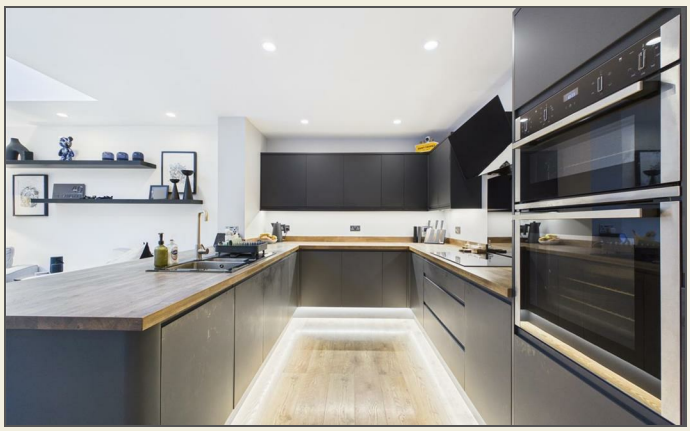






3 Bed House - Semi-Detached

40 The Bancroft, Etwall, Derby DE65 6NE

Offers Around £395,000 Freehold

3 2 1 C

Fletcher & Company

- Stunning Extended Semi-Detached Home
- Popular Village Location - John Port School Catchment Area
- Lounge with Bay Window
- Extended Living Fitted Kitchen/Dining Room with Built-In Appliances
- Utility & Cloakroom
- Three Bedrooms
- Fitted Contemporary Bathroom with Shower
- South Facing Garden
- Generous Driveway - Easy Car Parking
- Detached Garage with Electric Door

SUPERB EXTENDED HOME WITH OPEN PLAN LIVING KITCHEN - A truly stunning traditional semi-detached home, having been extended and comprehensively improved with south facing rear garden.

The property offers generous ground floor living space with a stunning extended open plan living kitchen with glass lantern and bi-folding doors giving access to rear garden.

This superb upgraded home in brief comprises; entrance hallway, lounge with bay window, open plan living kitchen with contemporary units with oak wood block worksurfaces and built-in appliances with the living area offering a large glass lantern and bi-folding doors and giving access to the rear garden, utility room and cloakroom. The first floor landing gives access to three bedrooms and a contemporary bathroom with shower.

A gravelled driveway providers several car standing spaces and leads to a brick detached garage with electric door.

South facing landscaped rear garden with two Indian sandstone patio areas and artificial turf. The garden is fully enclosed.

The Location

Etwall is a sought after South Derbyshire village noted for good schooling including primary school and the sought after John Port School. Within the village amenities include post office, general store, village inns, impressive leisure centre, historic church and regular bus services to Derby City centre. Local recreational facilities include football, cricket, cycle track and delightful nearby country walks. Transport links include easy access onto the A50, A38 leading to the M1 motorway. Derby six miles, Burton upon Trent five miles, Nottingham sixteen miles and East Midlands Airport fifteen miles. Private education at Derby High School, the Boys Grammar School both located in Littleover, Repton School, Denstone College, Trent College and prep schools of Foremark and Smallwood Manor.

Accommodation

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Entrance Hall

10'5" x 6'0" (3.20 x 1.85)

With wood effect flooring, high ceiling, radiator, staircase leading to first floor and entrance door with chrome fittings.



Cloakroom

4'3" x 2'9" (1.32 x 0.86)

With low level WC, corner wash basin with chrome fittings and fitted base cupboard underneath, matching wood effect flooring, high ceiling, extractor fan, spotlights to ceiling and internal bi folding oak veneer doors.



Lounge

13'6" x 13'3" (4.12 x 4.06)

With matching oak effect wood flooring, double glazed bay window to front with fitted blind, radiator, high ceiling and internal oak veneer door with inset glazed panel.





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Extended Living Kitchen/Dining Room

21'3" x 13'8" (6.48 x 4.19)



Dining Area

With matching oak effect wood flooring, two radiators, spotlights to ceiling, high ceiling, feature double glazed lantern style window, feature double glazed bi folding doors opening onto Indian stone patio and garden and open space leading into kitchen area.







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Kitchen Area

With one and a half inset sink unit with mixer tap, wall and base fitted units with matching worktops, built-in Neff induction hob with extractor hood over, built-in Neff double electric fan assisted oven, integrated fridge/freezer, integrated dishwasher, concealed worktop lights, kickboard lighting, spotlights to ceiling, high ceiling, continuation of the worktops forming a useful breakfast bar area, radiator and open space leading into dining area.





Utility Room

6'1" x 6'0" (1.87 x 1.85)

With fitted worktop with fitted base cupboards underneath, plumbing for automatic washing machine, matching oak effect flooring, high ceiling, spotlights to ceiling, double glazed side access door, radiator, open square archway leading into superb extended living kitchen/dining room.



First Floor Landing

7'10" x 5'10" (2.41 x 1.79)

With built-in cupboard, high ceiling, access to roof space and double glazed window to side.

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Bedroom One

11'3" x 11'2" (3.44 x 3.42)

With wardrobes (negotiable on sale), radiator, high ceiling, attractive feature panelled wall, double glazed bay window to front with fitted blind and internal oak veneer door.





Bedroom Two

11'6" x 10'8" (3.52 x 3.26)

With wardrobes (negotiable on sale), radiator, high ceiling, double glazed window to rear with fitted blind and internal oak veneer door.





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Bedroom Three

8'4" x 8'3" (2.56 x 2.53)

With wardrobes (negotiable on sale), high ceiling, radiator, double glazed window with fitted blind to front and internal oak veneer door.

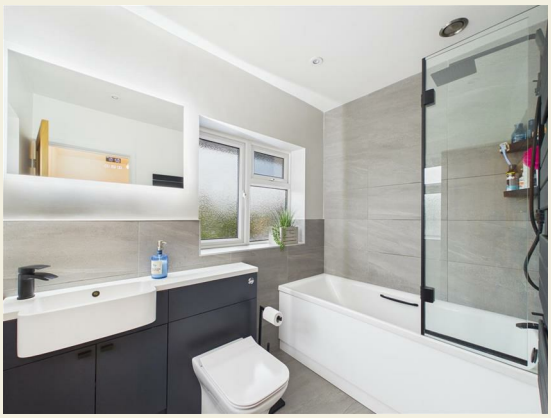


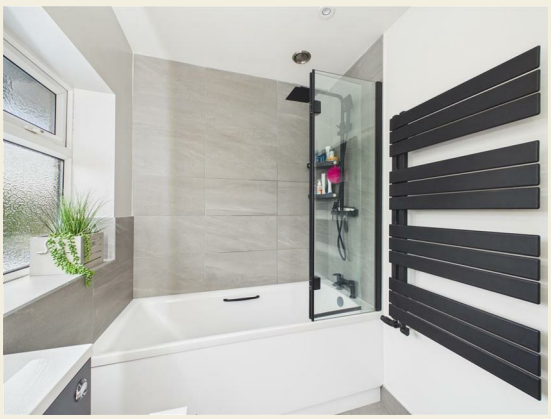


Family Bathroom

7'11" x 5'5" (2.43 x 1.66)

With bath with shower over and shower screen door, fitted wash basin with fitted base cupboard underneath, low level WC, tile splashbacks, tile flooring, heated towel rail/radiator, illuminated fitted mirror, spotlights to ceiling, two double glazed windows and internal oak veneer door.

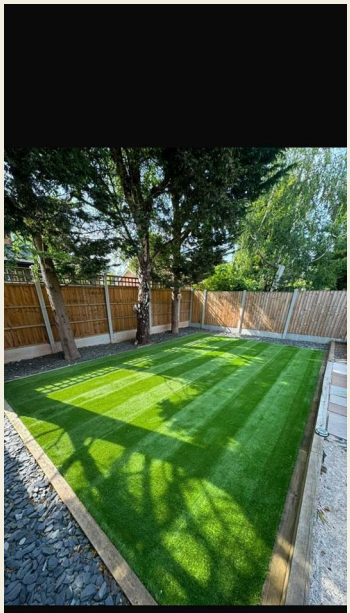


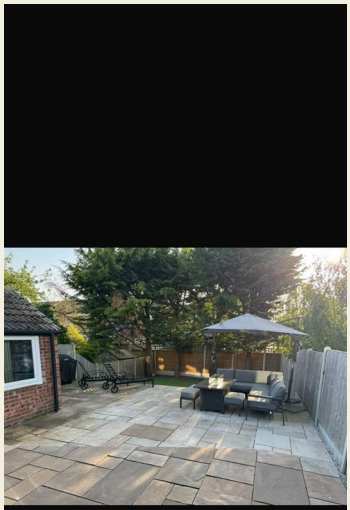


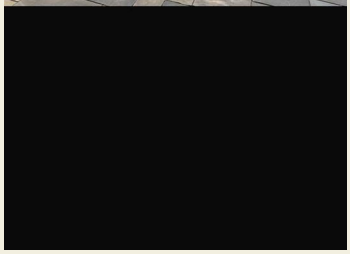
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South Facing Garden

The property benefits from a generous sized Indian stone patio/terrace area providing a pleasant sitting out and entertaining space which is accessed from the double glazed bi folding doors in the superb extended living kitchen/dining room. At the bottom of the garden is a low maintenance, artificial turf area complemented by four well-screened trees for privacy. The garden is fully enclosed by fencing with concrete posts. Side access gate.







Front Driveway

A double width gravel driveway with block paved edges provides car standing spaces for three cars.

Side Driveway

The continuation of the gravelled driveway leads to the detached garage and provides further car standing spaces for two cars. In addition, there is a cold water tap, useful small store area, space for storing wheelie bins and outside light.

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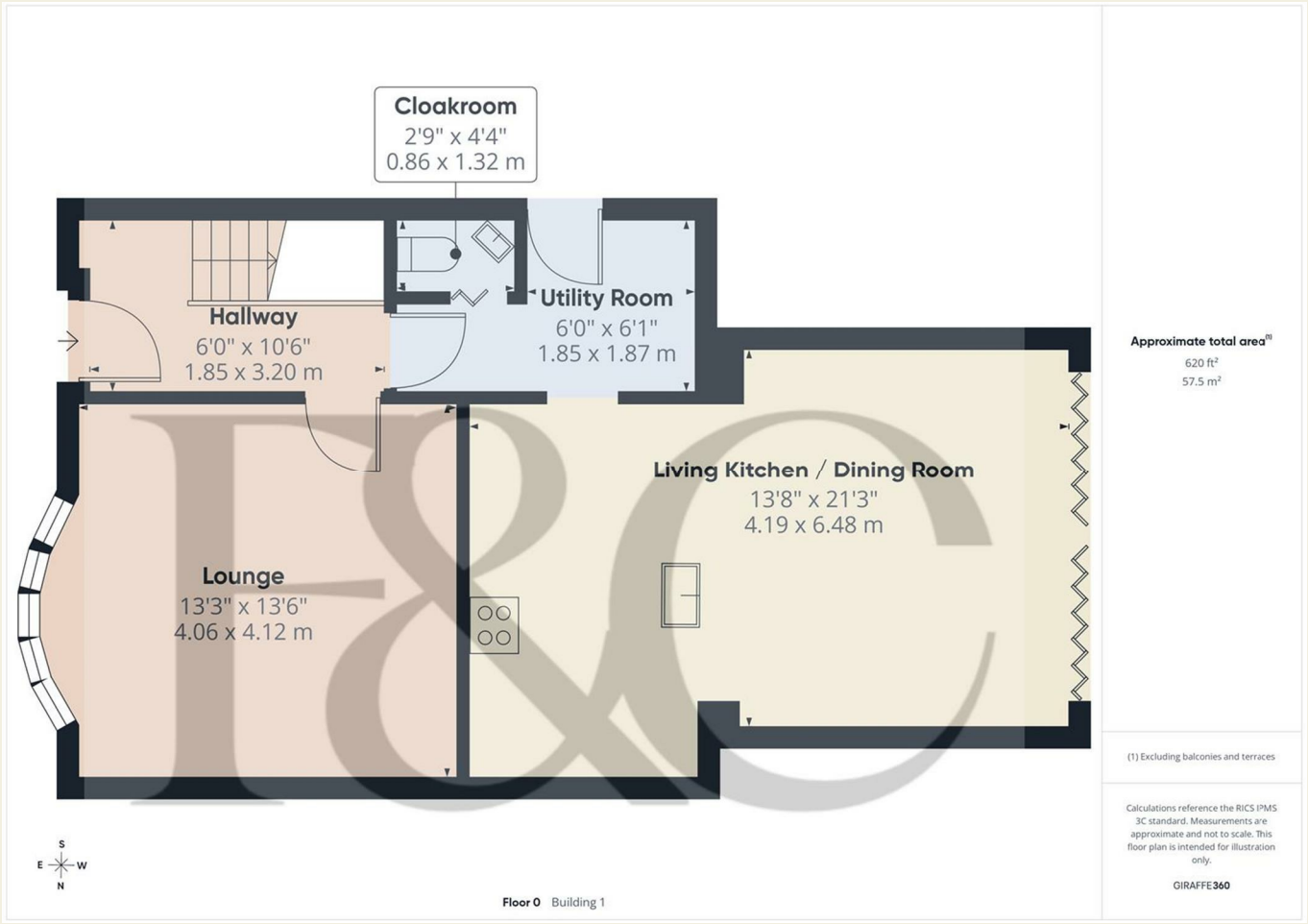
Brick Detached Garage

17'7" x 9'1" (5.36 x 2.79)

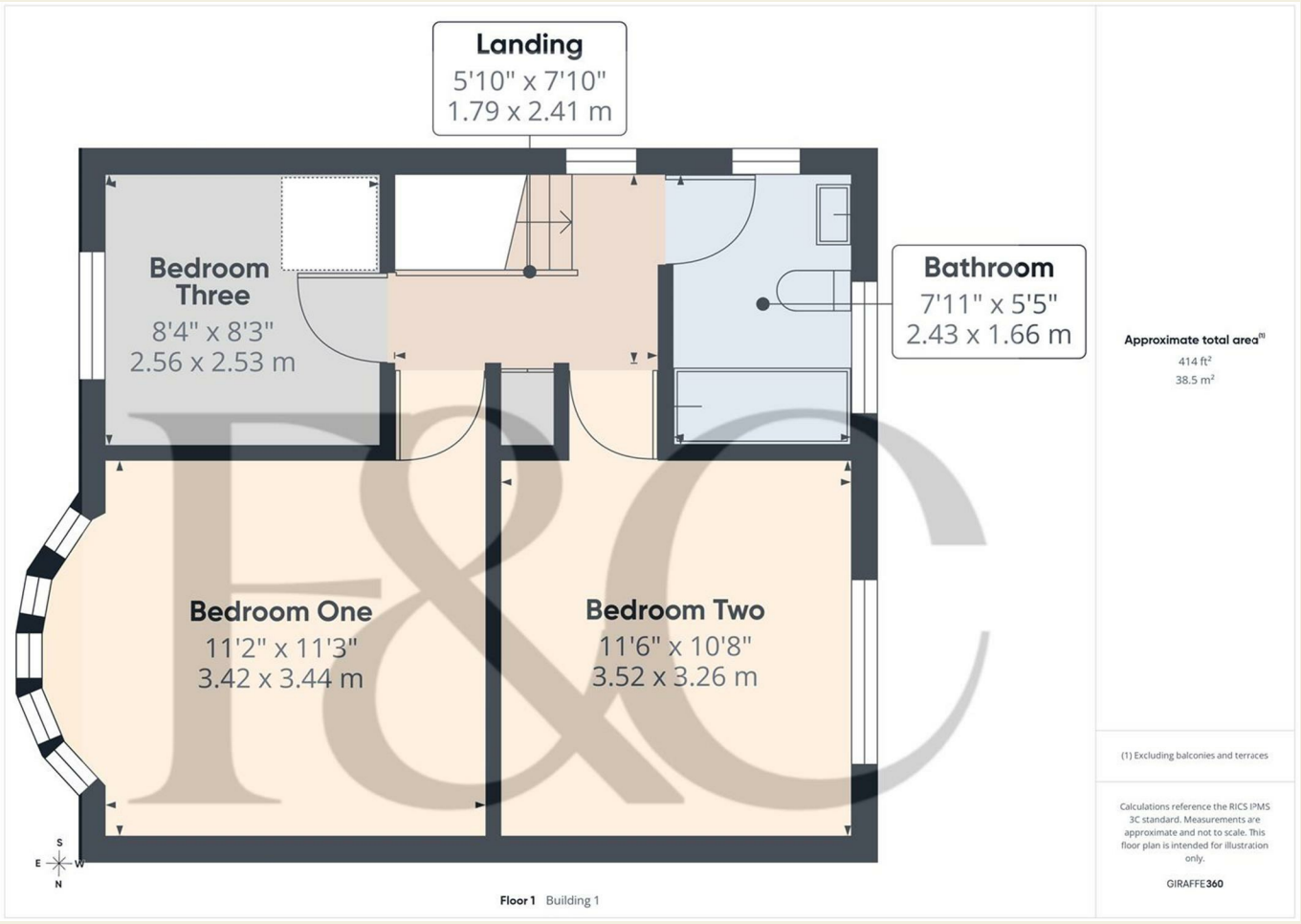
With concrete floor, power, lighting, double glazed side window, double glazed French doors opening onto Indian stone patio and roll up electric front door.

Council Tax Band C

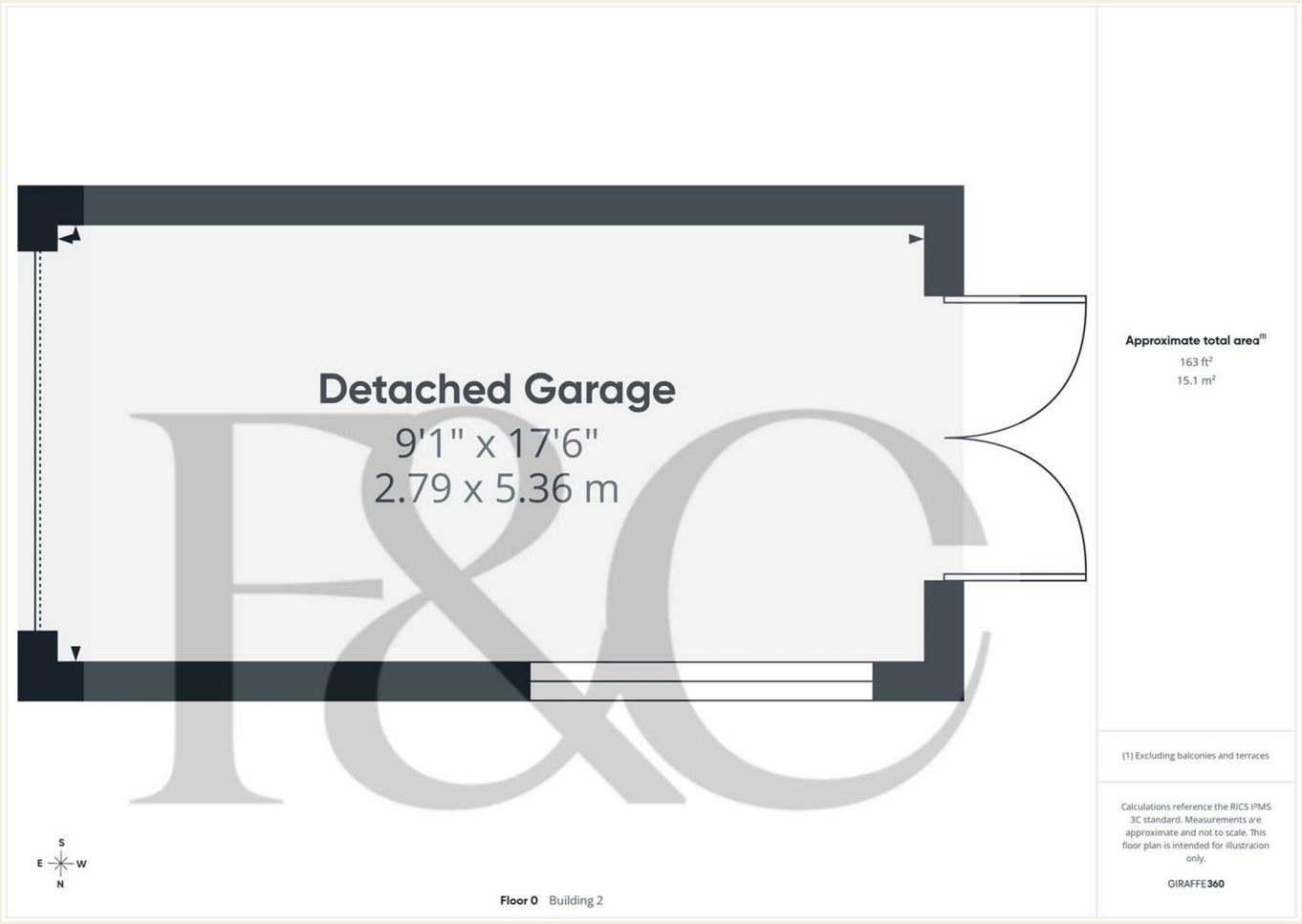




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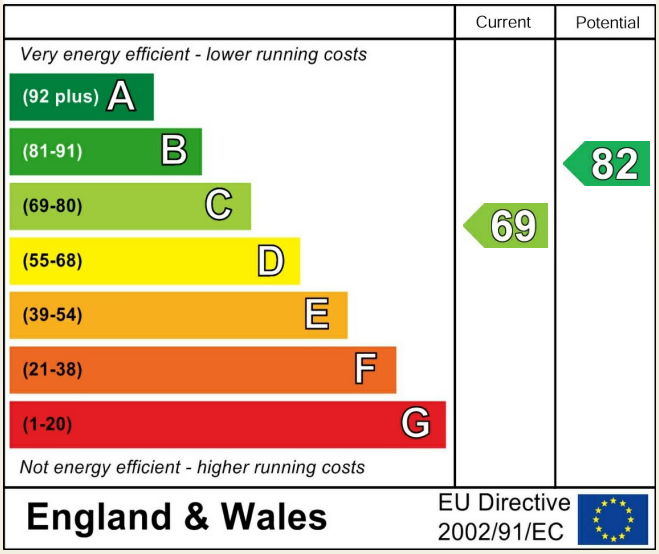
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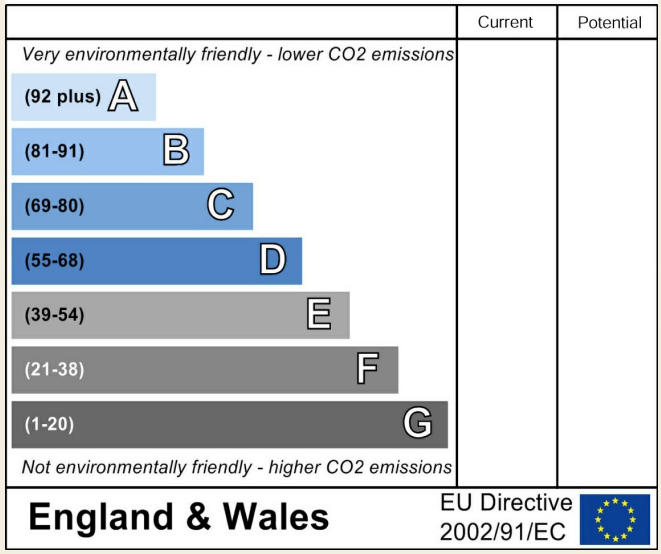
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Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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