



4 Bed House

92 Belfield Road

Etwall

Derby

DE65 6JL

£1,550 Per Calendar Month

Fletcher
& Company

92 Belfield Road
Derby
DE65 6JL



- Available Immediately • A Large Four Bedroom Detached Property In Etwall, Derbyshire • Master Bedroom With En-Suite • Large Conservatory • Garage • Separate Utility/ Pantry • Groundfloor WC • Lots Of Storage Throughout • Immaculately Presented • Close To Amenities, Schools And Major Road Networks

A spacious four bedroom detached family home positioned within the highly sought-after village of Etwall, offering generous living accommodation, driveway parking, garage and attractive gardens to both the front and rear. The property also benefits family bathroom, conservatory and en-suite facilities to the principal bedroom.

The accommodation briefly comprises an entrance porch leading into a welcoming hallway with open staircase rising to the first floor and useful understairs storage. There is also a guest cloakroom fitted with low level WC and wash hand basin.

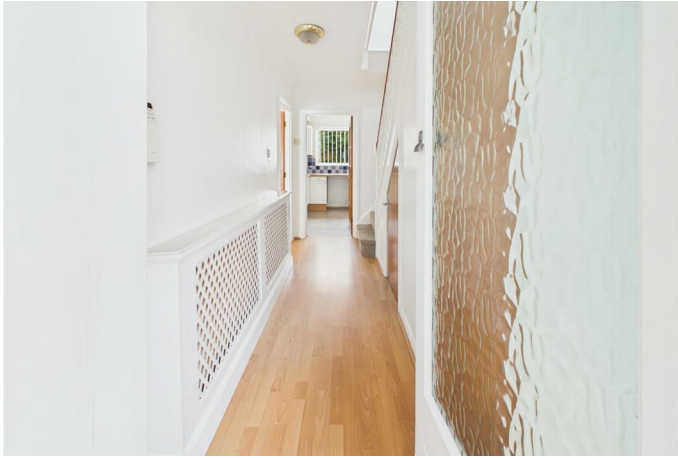
The spacious open plan lounge and dining room provides an excellent living and entertaining space, featuring laminate flooring and a gas coal-effect fire set within an attractive surround creating a warm focal point to the room. From the dining area, doors lead through to the conservatory which enjoys pleasant views over the rear garden and provides additional reception space with tiled flooring and direct access onto the patio.

The fitted kitchen is appointed with a range of wall and base units and offers space for further appliances. A rear lobby/utility area provides plumbing for a washing machine and additional practical storage.

To the first floor the principal bedroom enjoys a rear aspect and benefits from its own en-suite shower room. There are two further well-proportioned bedrooms with fitted wardrobes together with a fourth bedroom overlooking the rear garden.

Completing the first floor is the newly installed family bathroom fitted with a

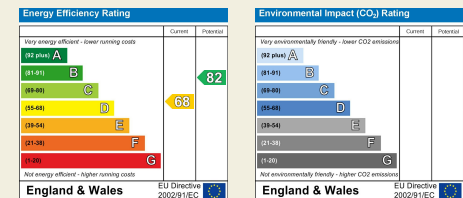




Duffield House
 Town Street
 Duffield
 Derbyshire
 DE56 4GD

T: 01332 843390

E: duffield@fletcherandcompany.co.uk
www.fletcherandcompany.co.uk



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Fletcher
 & Company