



## 3 Bed House - Semi-Detached

40 The Bancroft, Etwall, Derby DE65 6NE

Offers In Excess Of £340,000 Freehold



**FLETCHER**  
& COMPANY

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- Stunning Extended Semi-Detached Home
- High Specification & Standard of Finish
- Comprehensively Upgraded
- Tasteful Neutral Presentation
- Entrance Hallway, Cloaks WC, Lounge with Bay Window & Utility Room
- Superb Extended Open Plan Living Kitchen with Bi-Folding Doors
- Three Bedrooms & Superb Contemporary Bathroom
- Beautiful Landscaped South Facing Rear Garden
- Viewing a Must!
- Sought after Village Location & John Port School Catchment Area

**\*\*PLEASE CAN YOU EMAIL YOUR BEST AND FINAL OFFER IN WRITING BY 12PM TUESDAY 26TH JULY TO [derby@fletcherandcompany.co.uk](mailto:derby@fletcherandcompany.co.uk)\*\***

SUPERB EXTENDED HOME WITH STUNNING OPEN PLAN LIVING KITCHEN – A truly stunning traditional semi-detached home of style and character, having been extended and comprehensively improved to offer a sizeable and beautifully decorated home with generous 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 the beautiful rear garden.

This superb upgraded home in brief comprises; entrance hallway, lounge with bay window, utility room, downstairs wc, superb open plan living kitchen with stylish contemporary anthracite units with oak wood block worksurfaces and breakfast bar and the living area offers a large glass lantern and bi-folding doors and giving access to the beautiful rear garden.

The first floor landing gives access to two generous double bedrooms, single bedroom and a superb contemporary bathroom with white three piece suite.

Outside is a gravelled driveway to the front giving car standing space for three to four cars with pathway access to the side of the property giving access to a generous and beautifully landscaped rear garden with split level lawn and two generous Indian sandstone paved patio areas.

## LOCATION

Etwell 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.

## THE ACCOMMODATION

### GROUND FLOOR

Entrance through a composite double glazed entrance door with brushed stainless steel handle and obscure glazed inset glass into the entrance hallway.



### Entrance Hallway

11'5" max x 6'2" (3.48m max x 1.88m)

With quality oak effect laminate flooring, staircase leading to the first floor landing, smoke alarm and contemporary glass panelled doors giving access to the lounge and utility room.



## Lounge

15'10" into bay x (4.83m into bay x )

Fitted with TV and telephone points, quality oak effect laminate flooring, tall contemporary matt finish wall mounted radiator and a PVCu double glazed bay window to the front elevation.



## Utility Room

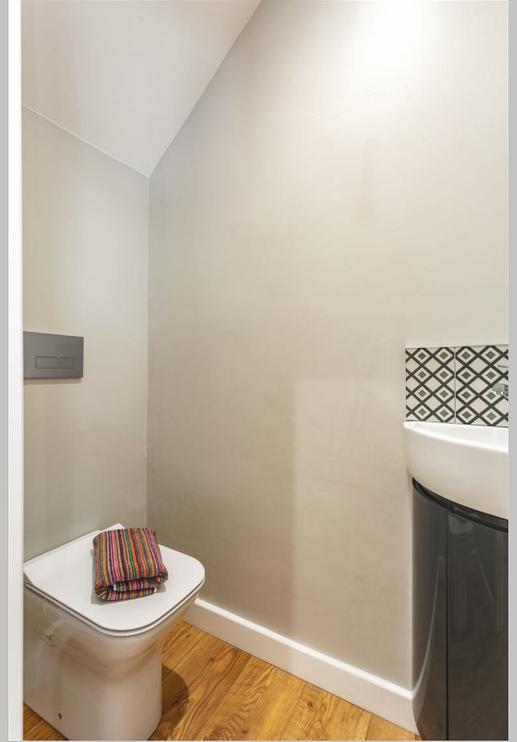
10'9" max x 6'1" (3.28m max x 1.85m)

Fitted with quality oak effect laminate flooring, contemporary anthracite matt finish units with handle less design, solid oak wood block work surface over, splash-back area, low level appliance space with plumbing for automatic washing machine, recessed LED down-lighters and PVCu double glazed window to the side elevation. Folding timber contemporary oak veneer door giving access to a down-stairs WC.



### Downstairs WC

Fitted with a corner ceramic wash hand basin with chrome monobloc mixer tap, corner high gloss base unit and ceramic tiled splash-backs, concealed cistern low level WC with brushed stainless steel push button flush, extractor fan and recessed LED down-lighters.



Open Archway Access Leads To:

## Superb Open Plan Living Dining Kitchen

21'5" x 13'8" max (6.53m x 4.17m max)



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.

## Kitchen Area

Fitted with a superb contemporary kitchen comprising anthracite matt finish units with handle less design, solid oak wood block work surface over, quality appliances comprising integrated Neff stainless steel electric double oven and grill, Neff induction four ring hob with black glass splash-back with contemporary black glass extractor unit over, stainless steel sink unit with swan neck tap with extendable hose, integrated dishwasher and integrated tall fridge freezer. Quality oak effect laminate flooring, recessed LED down-lighters, wall mounted anthracite grey matt finish radiator and open plan access to the living dining area.



## Living Dining Area

Fitted with quality oak effect laminate flooring, two tall wall mounted anthracite grey matt finish radiators, TV point, recessed LED down-lighters, large double glazed glass lantern and bi-folding doors giving access to the beautiful rear garden.



## FIRST FLOOR

### Landing

Having loft access with retractable aluminium ladder, PVCu obscure glazed window to the side elevation and contemporary engineered oak doors giving access through to a useful airing cupboard, all three bedrooms and bathroom.



### Airing Cupboard

Fitted with built-in grey wood grain finish shelving and providing storage.

## Master Bedroom

13'6" into bay x 11'2" (4.11m into bay x 3.40m)

Fitted with TV point, tall wall mounted black matt finish contemporary radiator and a PVCu double glazed bay window to the front elevation.



## Bedroom Two

13'9" x 10'8" max (4.19m x 3.25m max)

Fitted with wall mounted contemporary anthracite grey matt finish radiator and a PVCu double glazed window to the rear elevation.



### Bedroom Three

8'5" x 8'4" (2.57m x 2.54m)

Fitted with wall mounted contemporary anthracite grey matt finish radiator and a PVCu double glazed window to the front elevation.



### Superb Contemporary Bathroom

7'11" x 5'5" (2.41m x 1.65m)

Fitted with a contemporary white three-piece suite comprising a wash hand basin built into a dark blue contemporary vanity unit with contrasting black handles, black matt finish monobloc mixer tap, concealed cistern low level WC and a panelled bath with glazed shower screen with a black frame and wall mounted black matt finish shower unit with shower attachment and rain shower head above. Porcelain tiled floor, porcelain tiled walls, wall mounted LED backlit mirror, black matt finish ladder style towel radiator, recessed LED down-lighters, extractor fan and PVCu obscure double glazed windows to the side and rear elevations.



## OUTSIDE



### Frontage and Driveway

The property stands set back from the road, grass verge and pavement with a generous Cotswold stone gravel driveway with block paved border providing off-road car parking for multiple vehicles which leads to the detached brick built garage. The driveway continues of the to the side of the property with double doors giving access to an under-stairs storage area which houses the wall mounted combination boiler. There is side timber gated access leading to the beautiful landscaped rear garden. There is an outside cold water tap and outside security light on the driveway and an outside light to the front of the property.

### Detached Garage

18'4" x 9'1" (5.59m x 2.77m)

Having an electric roll up door, power and light, PVCu double glazed side window and PVCu double glazed French doors opening out onto a rear patio area.

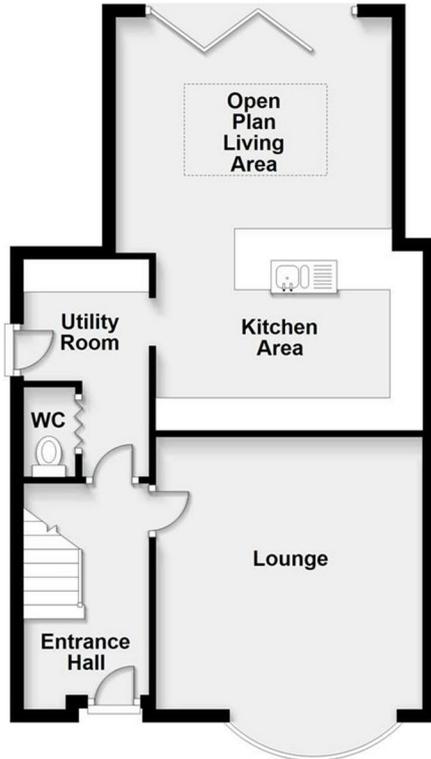
## Rear Garden

Having an Indian sand stone paved pathway and patio area, a further raised level patio area and a shaped lawn with privet hedge boundary. Steps lead down to a lower level laid to lawn with blue slate borders and the garden is planted with an array of mature trees, plants and shrubs. Outside up and down lighters on the back of the extension by the bi-folding doors.

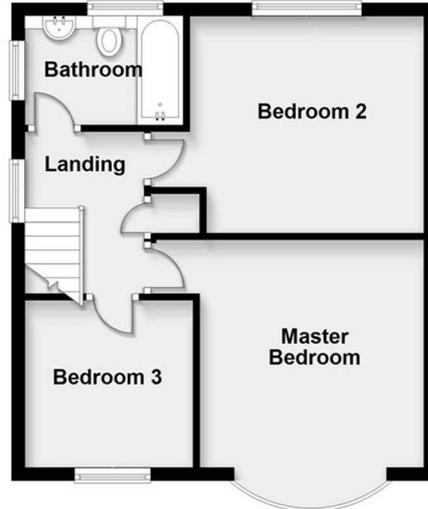


Council Tax Band - South Derbyshire C

**Ground Floor**  
Approx. 57.5 sq. metres (619.4 sq. feet)



**First Floor**  
Approx. 42.3 sq. metres (455.4 sq. feet)



Total area: approx. 99.9 sq. metres (1074.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan. The measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used by any prospective purchaser as a guide to the layout.  
Plan produced using PlanUp.

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	<b>66</b>	<b>81</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.