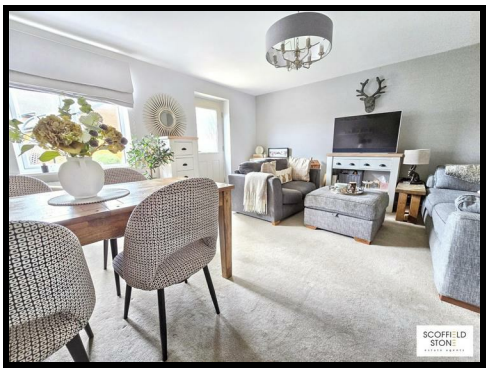
SCOFFIELD STONE
estate agents









22 Nightingale Way, Etwall, Derby, DE65 6RT

£264,500

A well presented three bedroom semi detached home in a pleasant Etwall cul de sac, offering driveway parking, enclosed rear garden, guest cloakroom WC and flexible living space. Well suited to first time buyers, growing families or downsizers seeking a popular South Derbyshire village location.

22 Nightingale Way, Etwall, Derby, DE65 6RT

Summary Description

Located in a pleasant cul de sac within the ever popular village of Etwall, 22 Nightingale Way is a well presented three bedroom semi detached home offering an appealing opportunity for first time buyers, growing families or downsizers. With a total floor area of approximately 81 square metres (874 square foot), the property provides practical, well balanced accommodation, driveway parking and an enclosed rear garden, all within a sought after South Derbyshire village setting.

The ground floor includes a welcoming entrance hall, useful guest cloakroom WC, front facing fitted kitchen and a generous lounge diner to the rear. The lounge diner offers excellent flexibility for everyday living, dining and entertaining, with direct access out to the garden and useful under stairs storage. To the first floor are three bedrooms, including a comfortable rear facing principal bedroom, two further front facing bedrooms and a family bathroom fitted with a three piece suite. Outside, the property benefits from driveway parking to the front, while the enclosed rear garden features a paved patio, lawn and established herbaceous borders, creating a private outdoor space for relaxing or family use.

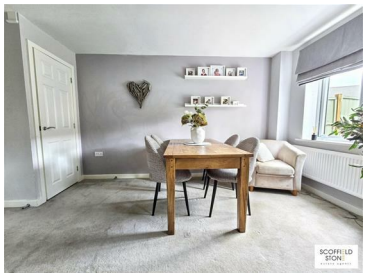
Etwall remains one of South Derbyshire's most desirable villages, offering local shops, schooling, public houses, regular bus routes and excellent road links to Derby, Burton upon Trent, Toyota, the A38 and A50, making it a convenient location for both commuters and local buyers.

Entrance Hall

A welcoming entrance to the home, featuring fitted carpet, a front facing part obscure glazed composite entrance door and a radiator, creating a practical and comfortable first impression.

Lounge Diner

15'6" x 14'6" (4.73m x 4.44m)





A generously proportioned living and dining space, offering excellent flexibility for both relaxation and entertaining. The room is carpeted and enjoys a rear facing UPVC double glazed window, allowing natural light to flow through the space. A part obscure glazed door provides direct access to the rear garden, while additional features include a radiator, TV and telephone points, plus useful under stairs storage.

Kitchen

8'8" x 10'0" (2.65m x 3.06m)



Positioned to the front of the property, the kitchen is fitted with a range of cream wall and floor units, complemented by wood effect roll edge worktops and wood effect cushion flooring. A front facing UPVC double glazed window brings in plenty of natural light, while the inset stainless steel sink with chrome monobloc tap is set neatly beneath the window. Integrated appliances include an electric oven with gas hob and chimney style extractor hood above, with further under counter space and plumbing for a washing machine. A radiator completes the room.

Guest Cloakroom WC

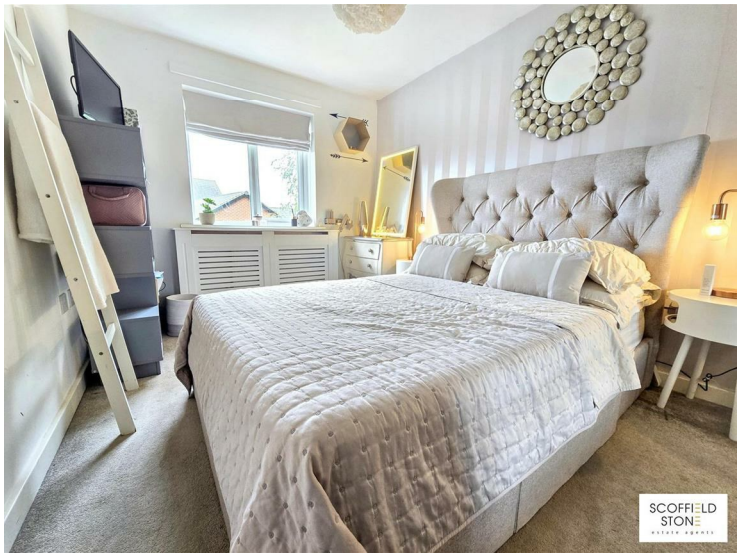
A convenient ground floor cloakroom, fitted with wood effect cushion flooring, a low flush WC and a pedestal wash hand basin with chrome monobloc tap. A radiator adds comfort and practicality.

Stairs and Landing

The carpeted staircase features traditional wooden spindle detailing and rises to the first floor landing, where there is access to the roof space.

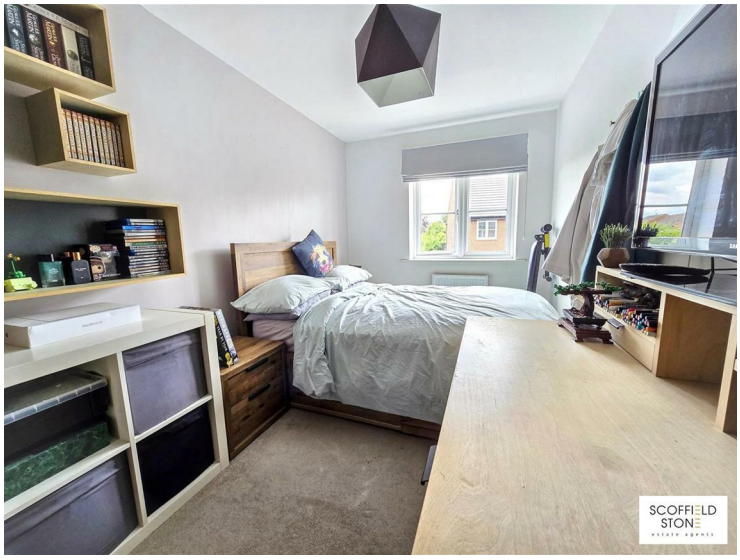
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Bedroom One
8'6" x 14'9" (2.6m x 4.50m)



A comfortable principal bedroom positioned to the rear of the property, featuring fitted carpet, a rear facing UPVC double glazed window and a radiator.

Bedroom Two
7'4" x 14'9" (2.26m x 4.52m)



A well proportioned second bedroom, enjoying a front facing UPVC double glazed window, fitted carpet and a radiator, making it ideal as a guest bedroom, child's room or additional sleeping space.

Bedroom Three
7'10" x 10'10" (2.41m x 3.32m)



A well proportioned third bedroom, currently arranged to accommodate a single bed and additional furniture, demonstrating its practical use as a genuine single bedroom. Positioned to the front of the property, the room features fitted carpet, a UPVC double glazed window, radiator and useful over stairs storage. The space would also lend itself well to use as a nursery, study or dressing room if preferred.

Bathroom
9'8" x 6'8" (2.97m x 2.05m)



The bathroom is fitted with a practical three piece suite comprising a bathtub with chrome mixer tap and shower attachment, low flush WC and pedestal wash hand basin with chrome monobloc tap. The room also benefits from wood effect cushion flooring, tiled splashbacks, a rear facing obscure UPVC double glazed window, radiator and an airing cupboard housing the wall mounted gas combination boiler.

Outside

22 Nightingale Way, Etwall, Derby, DE65 6RT

Frontage and Driveway
To the front of the property is a driveway providing off road parking, with frontage that helps create a neat and approachable first impression.

Rear Garden



The rear garden offers an enclosed and private outdoor space, ideal for relaxing, entertaining or family use. A paved patio provides room for seating, leading onto a lawn with established herbaceous borders that add colour and interest.

Material Information
Verified Material Information

Costs and tenure
Tenure: Shared Ownership - Freehold on completion
Council tax band: C
EPC rating: B

The building
Semi-detached house, standard brick and block construction
3 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: None
Loft: insulated and unboarded, accessed by There are no fixed ladders
Outside areas: Front garden and Rear garden

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 ok, Vodafone ok, Three good, EE good
Parking: Driveway
Not in a controlled parking zone
No disabled parking available

Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Title register restrictions (DY532471):
No environmental risks recorded
Onward chain: yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Follow the link for the full report:
https://moverly.com/sale/3k9hJHX1n2CboY9BgCsGsz/view

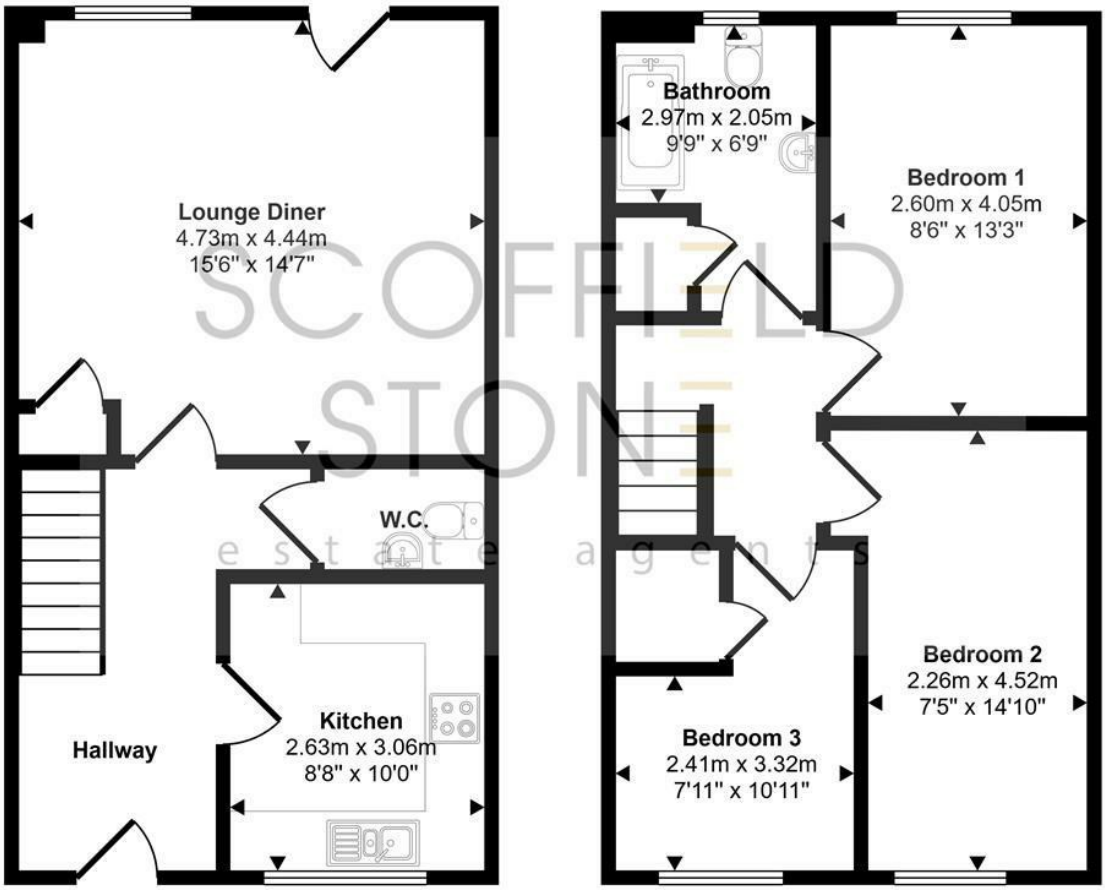
Shared Ownership Information
The property is currently held on a shared ownership title, with the seller exercising their right to sell at 100%. On completion, the buyer is will to purchase 100% of the property and freehold via simultaneous back to back staircasing, with no ongoing rent payable. This is intended to allow the buyer to proceed in a similar way to a standard residential purchase, subject to the usual legal and mortgage checks.

Disclaimer
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. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. 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 or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

Location / what3words
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ID Checks for buyers
To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small non-refundable charge of £25 per person to cover the cost of these checks.

Approx Gross Internal Area
81 sq m / 874 sq ft

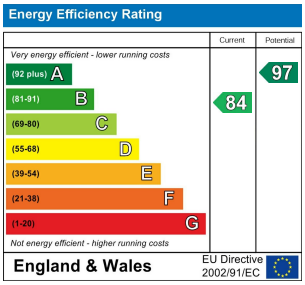


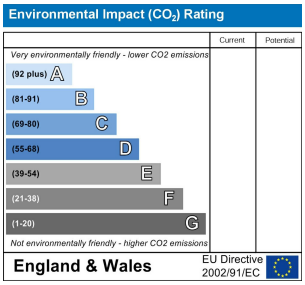
Ground Floor
Approx 40 sq m / 435 sq ft

First Floor
Approx 41 sq m / 439 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







Hilton Office
Unit 6, Neighbourhood Centre
Witham Close,
Hilton, Derby DE65 5JR

t: Sales 01283 777100
t: Lettings 01332 511000
e: info@scoffieldstone.co.uk
w: **www.scoffieldstone.co.uk**

Co Reg No. 8975758 VAT No. GB186513980