



**10 Park Way, Etwall, Derby, Derbyshire, DE65 6HU**

**O.I.R.O £315,000**

A well-presented three bedroom detached home in a quiet Etwall cul de sac, offering driveway parking, an integral garage and an exceptionally private rear garden. With a spacious lounge/diner, modern shower room and convenient access to schools, amenities and transport links, this is an ideal village home.

### Summary Description

Tucked away in a peaceful cul de sac close to the heart of historic Etwall, this well-presented three bedroom detached home offers an excellent opportunity for buyers seeking space, privacy and village living. The property benefits from driveway parking, an integral garage and an exceptionally private rear garden, making it an ideal choice for growing families, downsizers or anyone wanting a well-located home in south Derbyshire.

The ground floor provides a welcoming entrance hallway leading to a spacious lounge/diner, featuring French doors that open directly onto the garden, creating a bright and inviting living space. The kitchen is fitted with a range of units, integrated appliances and a useful side door for everyday access. Upstairs, there are three bedrooms, including two rear-facing bedrooms overlooking the garden, together with a recently refitted modern shower room. The home is attractively decorated throughout and benefits from double glazing and gas central heating. Outside, the superb rear garden is fully enclosed and enjoys exceptional privacy, with a thoughtful combination of patio, lawn and mature planting. The integral garage offers power, lighting and an EV charging point.

Etwall is a highly regarded Derbyshire village known for its strong sense of community, excellent schooling and convenient location. John Port Spencer Academy and Etwall Primary School are both within easy reach, alongside village shops, cafés, leisure facilities and countryside walks. The A50, A38 and wider road network make commuting to Derby, Burton, Nottingham and Stoke straightforward, while local public transport links further support day-to-day travel.

### Entrance Porch

Having ceramic tiled flooring, front aspect part obscure glazed composite main entrance door with side window, wall light.

### Entrance Hall

6'0" x 12'0" (1.83 x 3.67)

Carpeted, radiator, access to garage.

### Lounge/Diner

22'2" x 12'7" (6.76 x 3.85)



Carpeted, rear aspect upvc double glazed window, rear aspect upvc double glazed French doors to garden, two radiators, tv and telephone points.

### Kitchen

7'3" x 11'6" (2.22 x 3.53)



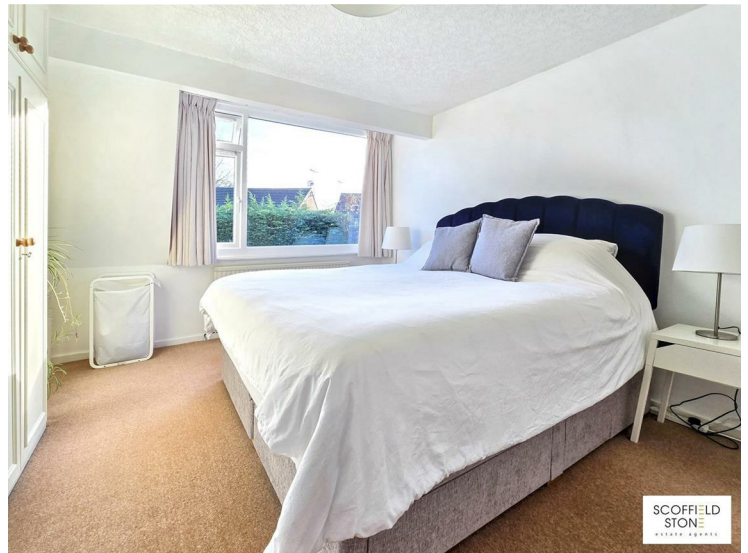
Having wood effect laminate flooring, front aspect upvc double glazed window, obscure glazed side door, inset lights to ceiling, fitted wall and floor units with stone effect roll edge worktop, tiled splashbacks, inset stainless sink with chrome mixer tap, integrated double electric oven, gas hob with extractor over, under counter space and plumbing for washing machine.

### Stairs/Landing

Carpeted, side aspect upvc double glazed window, wooden spindle staircase, access to roof space.

### Bedroom One

11'2" x 14'0" (3.41 x 4.27)



Carpeted, rear aspect upvc double glazed window, fitted wardrobes, radiator.

### Bedroom Two

10'5" x 10'10" (3.2 x 3.32)



Carpeted, rear aspect upvc double glazed window, radiator.

### Bedroom Three

9'6" x 9'7" (2.91 x 2.94)



Carpeted, front and side aspect upvc double glazed windows, radiator, telephone point.

### Shower room

12'0" x 8'2" (3.67 x 2.49)

A recently refitted shower room having front and side aspect obscure upvc double glazed window, ceramic tile effect flooring, stylish marine board walls, inset lights to ceiling, double corner quadrant shower enclosure with plumbed shower, wash hand basin with chrome mixer tap set to vanity cupboard, low flush wc, radiator.

### OUTSIDE

### Garage

7'10" x 14'11" (2.4 x 4.57)

An integrated single garage with timber gatefold doors, two side windows, light, power and electric vehicle charging point.

### Frontage and Driveway

To the front you will find a lawned garden with herbaceous borders. Car parking is provided by the paved driveway and gives parking for two cars parked in tandem

### Rear Garden



An enclosed and incredibly private garden which has been superbly landscaped to provide a mixture of paved patio, lawn, barked borders and well maintained coniferous planting. Shed with power. Cold water tap.

### Material Information

Verified Material Information

Council Tax band: D

Tenure: Freehold

Property type: House

Property construction: Standard brick and block construction

Energy Performance rating: D

Number and types of room: 3 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed. The system was installed at an unknown date.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - OK, Vodafone - OK, Three - Good, EE - Good

Parking: Off Street and Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No  
Flood defences: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: No  
Loft access: Yes - insulated and unboarded, accessed by: Hatch in ceiling

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

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 a link for the online report:  
<https://moverly.com/sale/7UCbFAPUYFMZqnZdRFhYZh/view>

### Disclaimer 03/2021

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

///manicured.liked.acre

### Buying to Let?

Guide achievable rent price: £1250pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

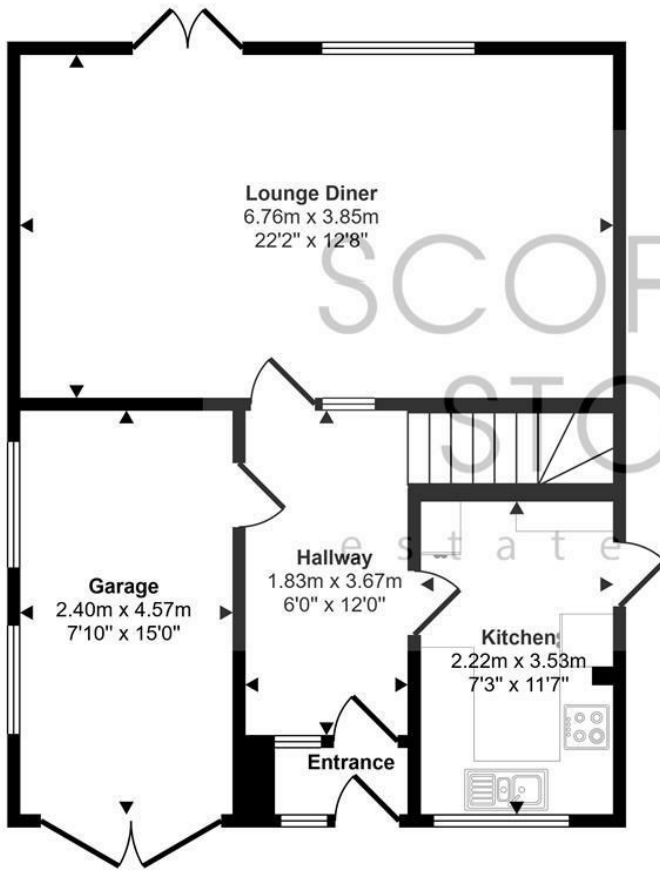
### ID Checks for buyers

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 charge of £25 per person to cover the cost of these checks.

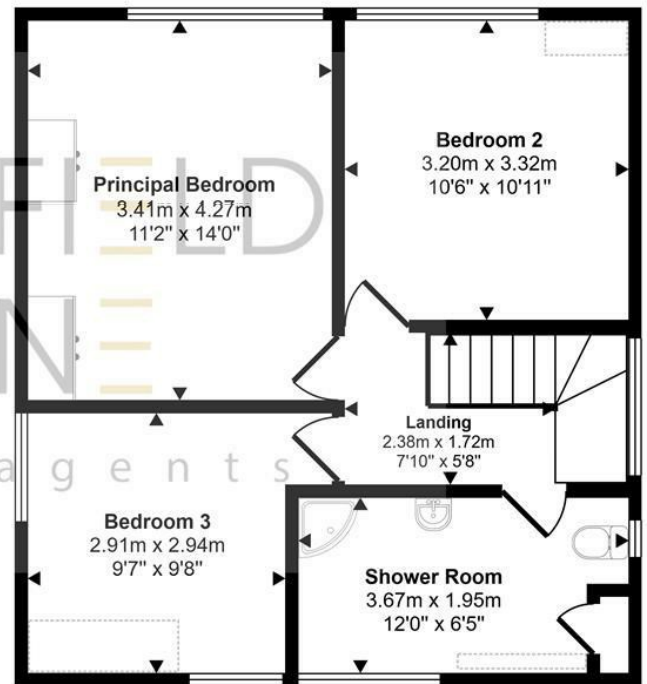


Sales: 01283 777100  
Lettings: 01332 511000  
[www.scoffieldstone.co.uk](http://www.scoffieldstone.co.uk)

Approx Gross Internal Area  
107 sq m / 1156 sq ft



Ground Floor  
Approx 58 sq m / 623 sq ft



First Floor  
Approx 50 sq m / 533 sq ft

Denotes head height below 1.5m

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.



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

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



**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](mailto:info@scoffieldstone.co.uk)  
**w:** [www.scoffieldstone.co.uk](http://www.scoffieldstone.co.uk)

Co Reg No. 8975758 VAT No. GB186513980