SCOFFIELD STONE
estate agents

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Sold

24 Blakelow Drive, Etwall, Derby, Derbyshire, DE65 6NN

£250,000

Scoffield Stone are pleased to offer for sale this three bedroom semi-detached family home, occupying a corner plot and located at this sought after cul de sac address within the John Port Academy catchment area. The property is well presented throughout and benefits from a number of key features to include, but not limited to; single garage with light and power, driveway parking with adequate space for two vehicles, open plan lounge/diner and generous garden offering some potential for future development (subject to approval). An internal inspection is highly recommended in order to appreciate the size and quality of the accommodation on offer.

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Summary Description

In brief the interior comprises; hallway, open plan lounge/diner and kitchen to the ground floor. To the first floor you will find two double bedrooms, one single bedroom and family bathroom. All bedrooms have fitted cupboards.

Outside, to the front is a concrete and cobble tandem double driveway with adequate parking for two vehicles, lawn and some established planting. There is side access to the rear garden. To the rear of this corner plot you will find an enclosed and mostly private garden which has been laid to lawn, paved patio and has established border planting. To the rear of the garden is a substantial open fronted summer house, ideal for summer enjoyment.

Blakelow Drive is conveniently situated for access to local amenities including shopping in the historic village of Etwall, local schools including John Port Spencer Academy and Etwall Primary Schools, public transport routes, recreational facilities including the recently developed nature walk at Hilton Valley, Hilton gravel pits local nature reserve as well as access to the Great Northern cycle path, linking Hilton to Mickleover. The village also has excellent road links to the A50 and A38.

Entrance Hall

Having wood effect laminate flooring and stylish decor with front aspect part obscure glazed upvc main entrance door with side windows, radiator, telephone point.

Sitting Room

13'7" x 13'1" (4.16 x 4)

Having wood effect laminate flooring and stylish decor with front aspect upvc double glazed window, radiator, tv point, stone effect Adam style fireplace with living flame gas fire.

Dining Room

10'1" x 8'10" (3.09 x 2.7)

Having wood effect laminate flooring and stylish decor with rear aspect upvc double glazed window, radiator.

Kitchen

9'4" x 8'9" (2.86 x 2.67)

Having ceramic tiled flooring and neutral decor with rear aspect upvc double glazed window, a range of fitted wall and floor units to cream with stone effect roll edge worktop and tiled splashbacks, under counter space and plumbing for appliances, inset electric oven with gas hob over and chimney style extractor hood, inset stainless steel sink with drainer and chrome mixer tap, built in cupboard.

Stairs/Landing

Carpeted, side aspect upvc double glazed window, airing cupboard, access to roof space and gas combination boiler.

Bedroom One

11'4" x 11'3" (3.47 x 3.44)

Carpeted and neutrally decorated with front aspect upvc double glazed window, radiator, fitted wardrobe.

Bedroom Two

8'7" x 11'3" (2.62 x 3.45)

Carpeted and neutrally decorated with rear aspect upvc double glazed window, radiator, fitted wardrobe.

Bedroom Three

8'5" x 8'3" (2.58 x 2.52)

Carpeted, front aspect upvc double glazed window, radiator, over stairs storage.

Bathroom
8'5" x 5'6" (2.58 x 1.69)

With vinyl flooring and fully tiled walls, rear aspect obscure upvc double glazed window, bathtub with chrome hot and cold taps and plumbed shower over, wall mounted wash hand basin with chrome monobloc tap, low flush wc, radiator.

OUTSIDE

Garage
A detached single garage with metal up and over door, light and power.

Frontage and Driveway
To the front is a concrete and cobble tandem double driveway which leads to the detached garage. In front of the property you will find lawn and established border planting.

Rear Garden

Accessed via a side gate from the driveway or the kitchen you will find an enclosed garden which is finished to lawn, has established planting and patio. To the rear of the garden is a timber self-build summer house of substantial proportion, with log burner.

Buying to Let?
Guide achievable rent price: £800pcm

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.

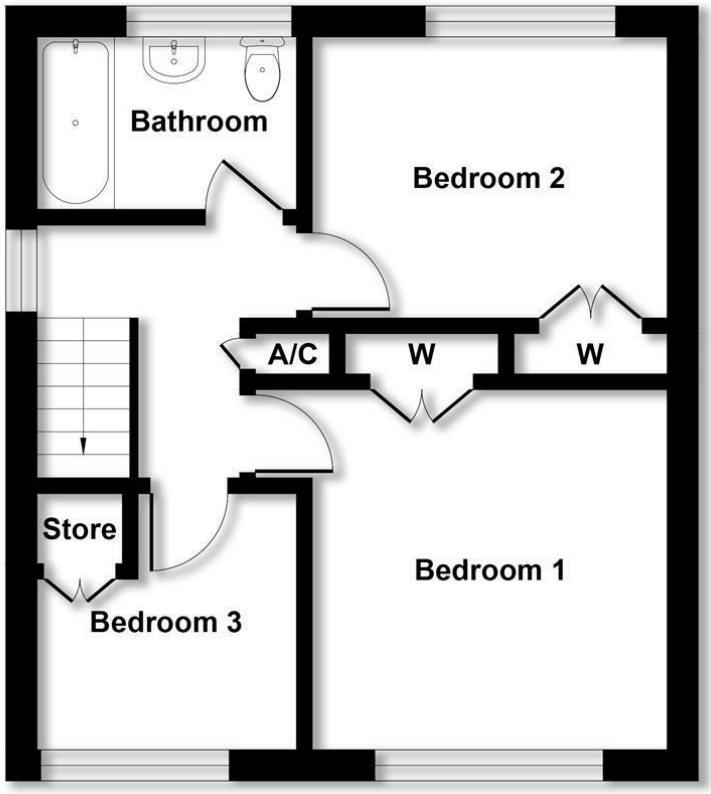
Material Information
Council Tax Band: C

Air Quality: Get air quality data for this address here: https://addresspollution.org/

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.

24 Blakelow Drive

GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2022
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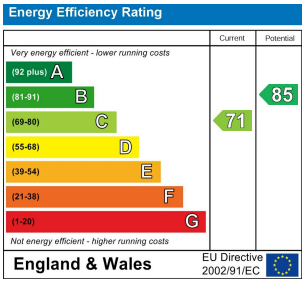

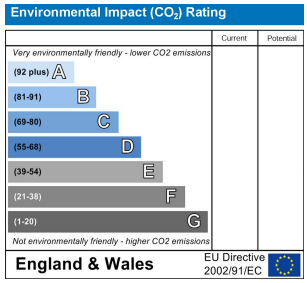

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