



16 Lodge Close, Etwall, Derby, Derbyshire, DE65 6NA

£525,000

Beautifully extended and upgraded four-bedroom detached home in a sought-after Etwall cul-de-sac with countryside views. Featuring an open-plan kitchen/diner, two reception rooms, home office, solar panels and a landscaped private garden. A superb opportunity for growing families looking for space, privacy and a desirable village location.

16 Lodge Close, Etwall, Derby, Derbyshire, DE65 6NA

Summary Description

Nestled at the end of a peaceful cul-de-sac in the ever-popular village of Etwall, this superbly presented four-bedroom detached home offers an exceptional blend of comfort, functionality and style. Occupying a generous plot with countryside views to the rear, this property presents a rare opportunity for families seeking both space and privacy in a well-connected rural location.

The property has been significantly improved and extended over time, with a reconfigured first floor and a generous rear extension that creates an impressive open-plan kitchen, dining and living area. The kitchen boasts modern integrated appliances, granite-topped centre island with breakfast bar, full-width sliding doors to the garden, and a roof lantern over the dining space. Further ground floor highlights include a snug, home office/study, and guest cloakroom. Upstairs you'll find four well-proportioned bedrooms, including a principal bedroom with en suite, plus a stylish family bathroom. Additional benefits include solar panels, underfloor heating, and an integrated double garage.

Etwall is a highly regarded village offering an excellent range of local amenities including shops, pubs, leisure facilities and healthcare services. The property is within the catchment for the noted John Port Spencer Academy and benefits from excellent transport links to Derby, Burton-on-Trent, the A50 and A38, making it ideal for commuters. Local bus routes and rail links are also within easy reach.

Porch

9'6" x 3'6" (2.92 x 1.07)

Carpeted, upvc double glazed framework.

Entrance Hall

Having wood effect laminate flooring, inset lights to ceiling, telephone point, part obscure upvc double glazed door to side passage, wall mounted gas combination boiler.

Open Plan Lounge & Kitchen/Diner



Lounge Area

13'8" x 13'8" (4.18 x 4.17)



Having wood effect laminate flooring, wall lights, tv points.

Kitchen/Diner

13'6" x 23'11" (4.14 x 7.29)



Having wood effect laminate flooring, inset lights to ceiling, full width sliding aluminium doors to garden, wall lights, roof lantern over dining area, stylish fitted wall and floor units with stone effect roll edge worktop, a large centre console with granite worktop having breakfast bar, plenty of cupboard space and inset power point, inset stainless steel sink with drainer, vegetable preparation and chrome monobloc tap, inset 5 burner gas hob with contemporary chimney style extractor hood, integrated electric oven, integrated combination microwave, integrated fridge/freezer, under counter space and plumbing for dishwasher.

16 Lodge Close, Etwell, Derby, Derbyshire, DE65 6NA

Snug

13'8" x 9'11" (4.19 x 3.03)



Having wood effect laminate flooring, side aspect aluminium window, tv point, under floor heating.

Study

8'3" x 8'6" (2.54 x 2.61)



Carpeted, front aspect upvc double glazed window, telephone point, under floor heating.

Guest Cloakroom

Having ceramic tile effect flooring, side aspect obscure upvc double glazed window, low flush wc, pedestal wash hand basin with chrome monobloc tap set to vanity cupboard, chrome heated towel rail and under floor heating.

Stairs/Landing

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

Bedroom One

9'5" x 12'11" (2.88 x 3.95)



Carpeted, rear aspect upvc double glazed windows, wall mounted contemporary radiator.

En Suite Shower Room

4'2" x 7'7" (1.29 x 2.32)

Having ceramic tile effect flooring, obscure side aspect aluminium double glazed window, inset lights to ceiling, wall mounted wash hand basin with chrome monobloc tap and tiled splashback, low flush wc, fully tiled double shower enclosure with plumbed shower, chrome heated towel rail.

Bedroom Two

9'8" x 13'11" (2.97 x 4.26)



Carpeted, two front aspect upvc double glazed windows, wall mounted contemporary radiator.

16 Lodge Close, Etwall, Derby, Derbyshire, DE65 6NA

Bedroom Three

9'9" x 11'1" (2.99 x 3.4)



Carpeted, rear aspect upvc double glazed window, radiator.

Bedroom Four

7'10" x 10'1" (2.4 x 3.09)



Carpeted, front aspect upvc double glazed window, radiator.

Bathroom

8'2" x 8'0" (2.5 x 2.46)



Having eggshell effect flooring, obscure side aspect aluminium window, built in airing cupboard, low flush wc, bathtub with chrome mixer tap having shower attachment, wash hand basin with chrome monobloc tap set to vanity unit, corner quadrant shower enclosure with electric shower and tiled splashbacks.

OUTSIDE

Garage

17'1" x 14'6" (5.23 x 4.43)

An integrated double garage with electronically powered roller shutter door, obscure upvc double glazed door to rear garden, plumbing for washing machine, wall mounted solar panel inverter, cold water tap.

Frontage and Driveway



A lawn greets the property to the front and car parking is provided by a generous Tarmac driveway where you will find adequate space for multiple vehicles.

16 Lodge Close, Etwall, Derby, Derbyshire, DE65 6NA

Rear Garden



An enclosed and very private garden which has been attractively landscaped to provide a mixture of decked patio, terraced lawn and herbaceous planting with views over open countryside to the rear. Outdoor power and socket.

Material Information

Verified Material Information

Council tax band: E
Tenure: Freehold
Property type: House
Property construction: Standard undefined construction
Energy Performance rating: No Certificate
Electricity supply: Mains electricity
Solar Panels: Yes
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Mains gas-powered central heating is installed.
Heating features: Double glazing and Underfloor heating (using a water system, powered from the gas boiler)
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, EE - Great
Parking: Garage 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

For additional material information, please follow the link:

<https://moverly.com/sale/Y4MpW8Bjpb4WomTmLLj1S/view>

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.

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.

Buying to Let?

Guide achievable rent price: £1650pcm

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. Scofield 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.

Location / what3words

what3words ///wash.orders.amaze



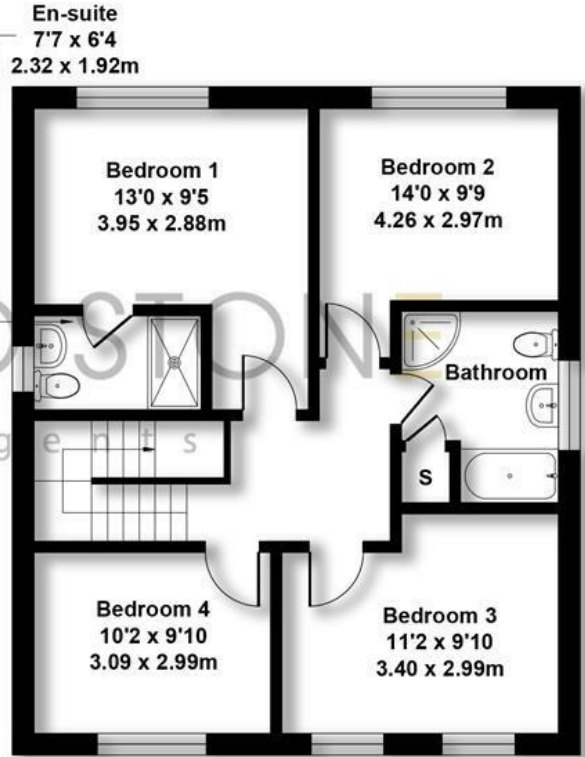
Sales: 01283 777100
Lettings: 01332 511000
www.scofieldstone.co.uk

16 Lodge Close

Approximate Gross Internal Area
1938 sq ft - 180 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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

w: www.scoffieldstone.co.uk

Co Reg No. 8975758 VAT No. GB186513980