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6 Laburnum Way, Etwall, Derby, DE65 6JU

£350,000

Chain free and occupying a generous corner plot in a quiet Etwall cul de sac, this four bedroom detached bungalow offers fantastic potential for modernisation. With two reception rooms, a wrap around private garden, detached garage and driveway parking, it presents an exciting opportunity to create a superb long term home.

Sales: 01283 777100
Lettings: 01332 511000
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Summary Description

Occupying an enviable corner plot within a quiet cul de sac in the highly regarded village of Etwall, this chain free four bedroom detached bungalow presents an exciting opportunity for buyers looking to modernise and create a home tailored to their own style. Offering approximately 110 square metres (1,188 square feet) of accommodation, the property combines generous living space with excellent outdoor areas, making it an ideal choice for families, downsizers or anyone seeking single storey living in a desirable location.

The accommodation includes a welcoming entrance hall with excellent storage, a spacious dual aspect lounge opening into a separate dining room with patio doors leading directly to the garden, and a well proportioned breakfast kitchen with pantry cupboard. There are four versatile bedrooms, allowing flexibility for guest accommodation or home working, together with a four piece family bathroom and a separate guest cloakroom. Outside, the property continues to impress with a private wrap around garden offering mature planting, lawn and patio areas, ideal for relaxing or entertaining. A generous driveway provides off road parking for at least three vehicles, complemented by a detached single garage and separate brick built storage shed.

Etwall remains one of South Derbyshire's most sought after villages, offering an excellent range of everyday amenities including shops, cafés, pubs, medical facilities and leisure opportunities. Families are well served by highly regarded local schooling, including John Port Spencer Academy. Excellent transport connections are close by, with convenient access to the A50, A38 and M1, placing Derby, Burton upon Trent, East Midlands Airport and the wider Midlands within easy reach. Regular public transport links also make commuting straightforward, while the surrounding countryside provides plenty of opportunities for walking and outdoor recreation.

Entrance Hall

A welcoming entrance hall featuring a side aspect obscure uPVC double glazed entrance door with matching side window, fitted carpet, two generous walk in storage cupboards, radiator and loft access.

Breakfast Kitchen

18'6 x 8'6 (5.64m x 2.59m)



A well proportioned breakfast kitchen with dual aspect uPVC double glazed windows providing plenty of natural light. Fitted with a range of charming cottage style wall and base units complemented by cream roll edge worktops and tiled splashbacks, incorporating an inset stainless steel sink with mixer tap and drainer. There is space for a freestanding cooker, a useful pantry cupboard and radiator.

Lounge

18'3 x 12'3 (5.56m x 3.73m)



A bright and spacious dual aspect lounge enjoying views from the front and side elevations. Featuring a gas fire creating an attractive focal point, two radiators, wall lighting, television point and an open step down leading into the dining room.

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Dining Room
14'4 x 9'11 (4.37m x 3.02m)



A versatile dining room with front aspect uPVC double glazed window and rear sliding patio doors opening directly onto the garden, creating an ideal space for entertaining or family meals. Finished with fitted carpet, wall lighting and radiator.

Bedroom One
10'7 x 11'4 (3.23m x 3.45m)



A generous principal bedroom with side aspect uPVC double glazed window, fitted wardrobe, vanity wash hand basin with tiled splashback, telephone point and radiator.

Bedroom Two
10'7 x 9'7 (3.23m x 2.92m)



A comfortable double bedroom with rear aspect uPVC double glazed window, fitted carpet and radiator.

Bedroom Three
9'6 x 7'8 (2.90m x 2.34m)



A well proportioned bedroom with side aspect uPVC double glazed window, fitted carpet and radiator.

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Bedroom Four
8'3 x 7'10 (2.51m x 2.39m)



A versatile fourth bedroom, ideal as a guest room, nursery or home office, featuring a side aspect uPVC double glazed window and radiator.

Bathroom
9'3 x 10'4 (2.82m x 3.15m)



A spacious four piece family bathroom fitted with a panelled bath, separate shower enclosure with plumbed shower, pedestal wash hand basin and low flush WC. Complemented by tiled splashbacks, a side aspect obscure uPVC double glazed window, radiator, generous airing cupboard and wall mounted gas combination boiler.

Guest Cloakroom
Conveniently positioned and fitted with a low flush WC and vanity wash hand basin with tiled splashbacks. Finished with fitted carpet and a side aspect obscure uPVC double glazed window.

Outside

Frontage and Driveway
The property is approached via a generous concrete driveway providing off road parking for at least three vehicles. Established herbaceous borders create an attractive first impression, featuring a mature cherry tree and a selection of conifers. A pathway leads conveniently to the rear garden.

Garage



Detached single garage fitted with a metal up and over door. To the rear, and accessed independently, is a useful brick built storage shed providing excellent additional storage.

Rear Garden



Occupying a generous wrap around plot, the private rear garden has been thoughtfully landscaped to create an inviting outdoor space. Mainly laid to lawn with a side patio ideal for relaxing or entertaining, the garden is enhanced by mature planting, including an established apple tree. Further benefits include outside power, external lighting and a cold water tap.

Material Information
Verified Material Information

Costs and tenure
Tenure: Freehold
Council tax band: E
EPC rating: No Certificate

The building
Detached bungalow, standard brick and block construction
4 bedrooms, 1 bathroom, 2 receptions
Accessibility adaptations: None
Loft: insulated and boarded, accessed by With a ladder
Outside areas: Front garden, Rear garden, and Side garden

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating, installed 15th Jun 2013
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 ok, Vodafone poor, Three good, EE good
Parking: Garage, Driveway, and Private
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
No environmental risks recorded
Onward chain: no

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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/MHrvERMtJZ4NWwXZSPrgUm/view

Buying to Let?
Guide achievable rent price: £1600pcm

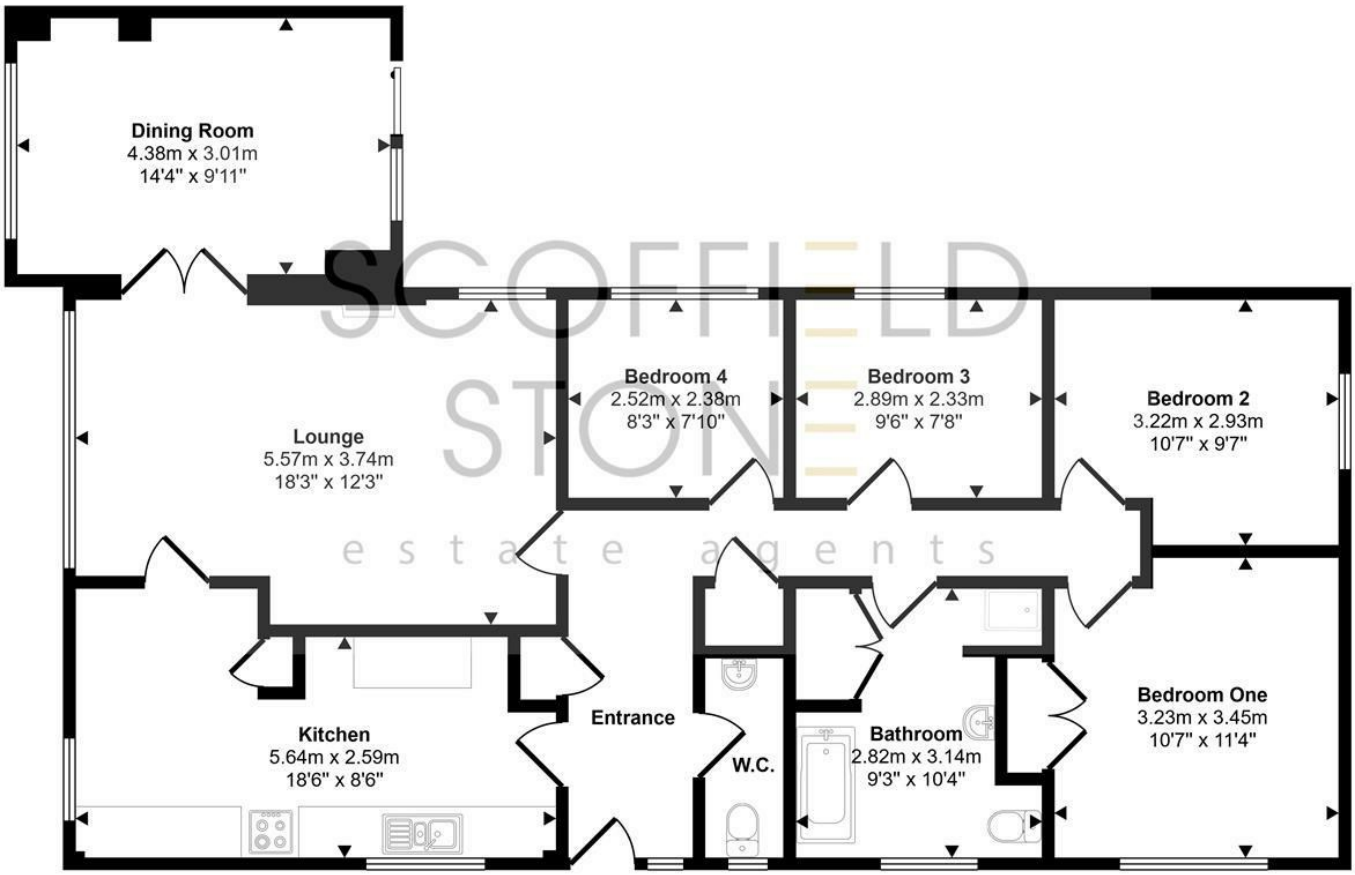
The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this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

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.

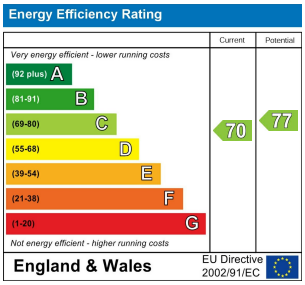
Approx Gross Internal Area
110 sq m / 1188 sq ft

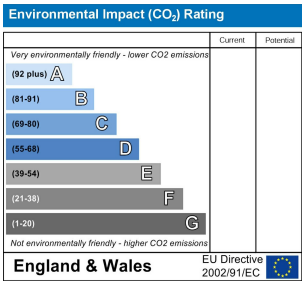


Floorplan

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.







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