

**62 Old Station Close, Etwall, Derby, DE65 6PQ**

**£280,000**

A well presented three storey, three bedroom semi detached home in a quiet Etwall cul de sac, overlooking woodland to the rear. Driveway parking for two cars, downstairs WC, private landscaped garden with outdoor socket. Principal bedroom with en suite, plus a spacious top floor king size room.



Sales: 01283 777100  
Lettings: 01332 511000

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## Summary Description

Set within a quiet cul de sac in Etwell, Derbyshire, this very well presented three storey, three bedroom semi detached home enjoys a lovely rear outlook across woodland and is just moments from the Hilton to Mickleover greenway. With driveway parking for two cars, an enclosed garden, and a flexible layout across three floors, it is an excellent option for first time buyers, families, or buyers looking to downsize without compromising on space.

The entrance hall includes under stairs storage and a walk in cupboard. To the front, the kitchen diner offers contemporary fitted units, stone effect worktops, an inset sink, integrated oven with gas hob, extractor, and a useful pantry cupboard, with space and plumbing for additional appliances. To the rear, the lounge is bright and comfortable, featuring a bay with French doors and side windows opening onto the garden. A downstairs cloakroom adds everyday practicality. On the first floor, the principal bedroom benefits from fitted wardrobes and an en suite shower room, while bedroom three is served by the family bathroom with shower over the bath. The second floor provides a generous king size bedroom with Velux rooflight, ideal as a main suite, guest room or home office. Outside, the rear garden is private and enclosed, landscaped with decking and lawn, plus a shed and outdoor power socket, with a side gate to the driveway.

Etwell is a popular Derbyshire village with local shops, pubs and everyday amenities, plus well regarded schooling nearby including Etwell Primary and John Port Spencer Academy. Hilton, Mickleover and Derby offer further retail and leisure options. For commuters, the A50 and A38 are within easy reach for routes towards Derby, Burton and the wider motorway network, with regular bus services connecting surrounding areas.

## Entrance Hall

6'3 x 14'9 (1.91m x 4.50m)

Carpeted, front aspect part obscure glazed composite main entrance door with side window, carpet matwell to entrance, under stairs storage, walk in cupboard, radiator.

## Kitchen/Diner

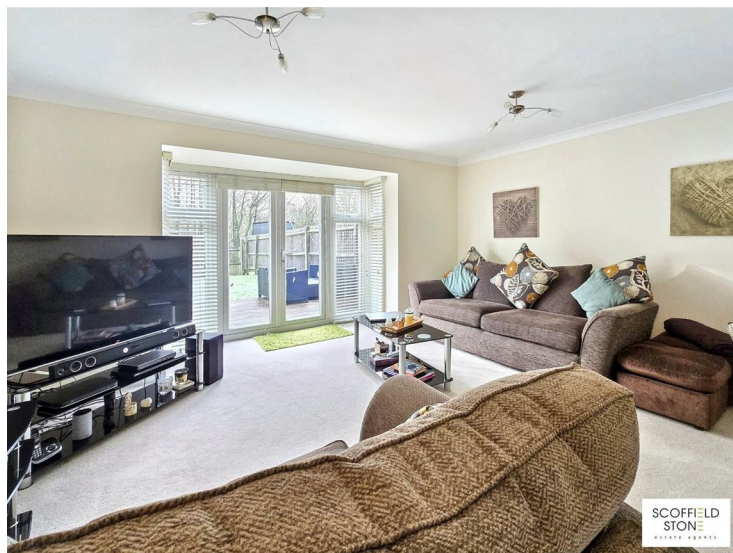
6'9 x 15'0 (2.06m x 4.57m)



Having ceramic tile effect cushion flooring, front aspect upvc double glazed window, fitted wall and floor units to contemporary style with stone effect roll edge worktops, inset stainless steel sink with drainer, vegetable preparation and mixer tap, integrated electric oven with gas hob over and chimney style extractor hood, under counter space and plumbing for appliances, walk in pantry cupboard, radiator, wall mounted gas boiler.

## Lounge

15'6 x 15'8 (4.72m x 4.78m)



Carpeted, rear aspect bay with upvc double glazed French doors to and side windows, tv and telephone points, radiator.

## Guest Cloakroom/WC

Carpeted, pedestal wash hand basin with chrome hot and cold taps and tiled splashback, low flush wc, radiator.

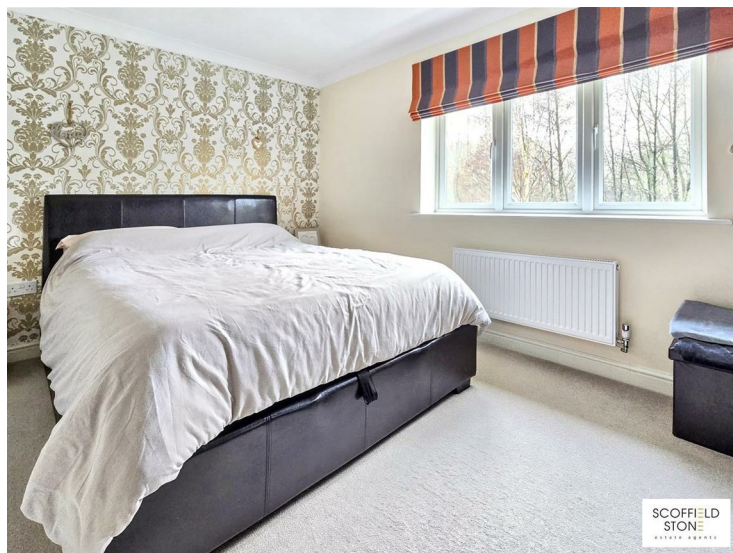
## Stairs/Landing One

6'0 x 15'3 (1.83m x 4.65m)

Carpeted, wooden spindle staircase, front aspect upvc double glazed window, radiator, airing cupboard with hot water cylinder.

## Principal Bedroom

13'2 x 8'11 (4.01m x 2.72m)



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

## En Suite Shower Room

9'1 x 3'0 (2.77m x 0.91m)

Carpeted, side aspect obscure upvc double glazed window, low

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flush wc, pedestal wash hand basin with chrome monobloc tap, shower enclosure with plumbed shower, tiled splashbacks, radiator.

### Bedroom Three

8'9 x 8'4 (2.67m x 2.54m)



Carpeted, front aspect upvc double glazed window, radiator.

### Bathroom

8'5 x 7'2 (2.57m x 2.18m)



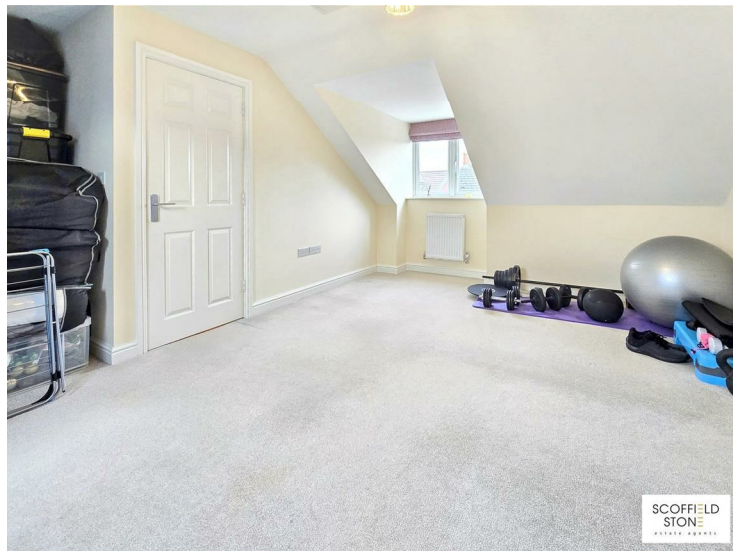
Carpeted, side aspect obscure upvc double glazed window, bathtub with chrome mixer tap and plumbed shower over, pedestal wash hand basin with chrome monobloc tap, low flush wc, tiled splashbacks, radiator.

### Stairs/Landing Two

Carpeted, wooden spindle staircase.

### Bedroom Two

15'2 x 17'11 (4.62m x 5.46m)



Carpeted, front aspect upvc double glazed window, rear aspect Velux rooflight, radiator, tv and telephone points.

### OUTSIDE

#### Frontage and Driveway

To the front you will find a Tarmacadam driveway for two cars parked side by side, storm canopy to entrance and cold water tap.

#### Rear Garden



With picturesque views over woodland to the rear, you will find this enclosed and private garden which has been landscaped to provide a mixture of decked patio and lawn. The garden is accessed via a side gate from the driveway and you will also find a wooden shed, outdoor socket.

### Material Information

Verified Material Information

Council Tax band: D

## 62 Old Station Close, Etwall, Derby, DE65 6PQ

Tenure: Freehold  
Property type: House  
Property construction: Standard brick and block construction  
Energy Performance rating: C  
Number and types of room: 3 bedrooms  
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 - Poor, Three - Good, EE - Good  
Parking: 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 top floor

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

///florists.gearbox.civil

### 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.

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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/QFJghDo6qnSxG5D5D2edPZ/view>

### 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?

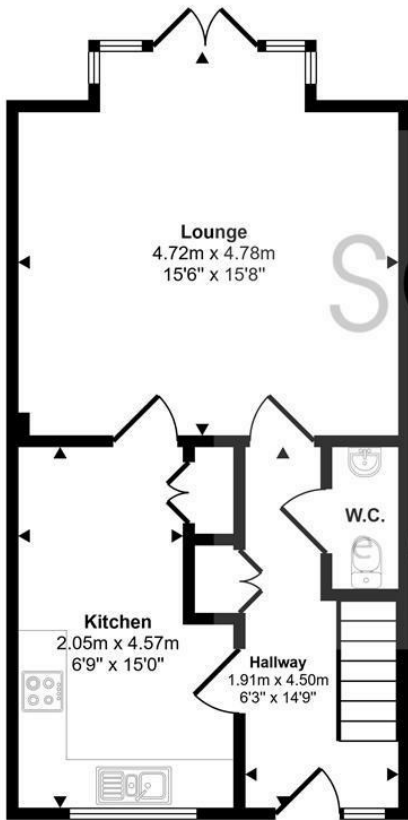
Guide achievable rent price: £1200pcm



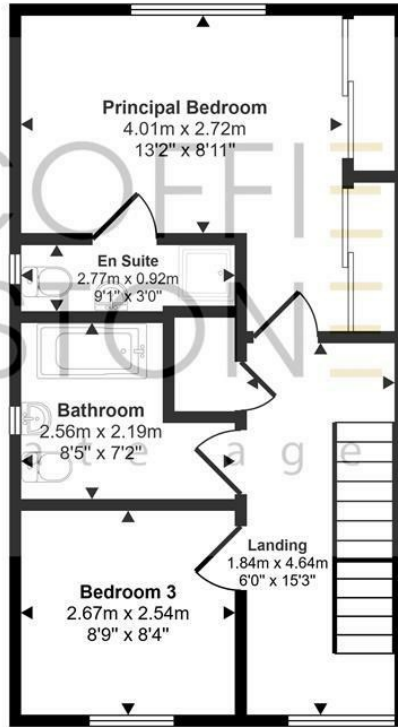
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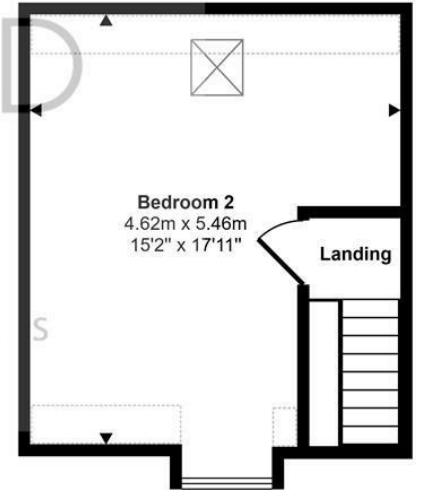
Approx Gross Internal Area  
110 sq m / 1179 sq ft



Ground Floor  
Approx 43 sq m / 466 sq ft



First Floor  
Approx 41 sq m / 440 sq ft



Second Floor  
Approx 25 sq m / 273 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	



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