



**Silverdale Bungalow Heage Lane, Etwell, Derby, Derbyshire, DE65 6LS**

**Offers Over £200,000**

CHAIN FREE - Scoffield Stone are delighted to offer for sale this spacious-detached two bedroom bungalow, located in a secluded position on the outskirts of the ever popular village location of Etwell, boasting excellent access to local towns with its close proximity to the A50 and A38, and it's superb selection of local shops and services.

The property is situated at the end of a driveway, has off road parking and a good size garden area. Internal accommodation is as follows. Early viewing is recommended.



Mickleover: 01332 511000

Hilton: 01283 777100

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## Summary description

Accommodation comprises Breakfast Kitchen Diner, Living Room Conservatory with french doors to the garden. Two bedrooms and family bathroom. The property benefits from wooden double-glazed windows, gas central heating and septic tank.

Outside the property has a secluded driveway with adequate parking and the main entrance via a generous and private garden with a lawn and patio area.

Silverdale Bungalow is conveniently situated for access to local amenities including shopping in the historic village of Etwell, local schools including John Port Spencer Academy and Etwell 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.

## Breakfast kitchen diner

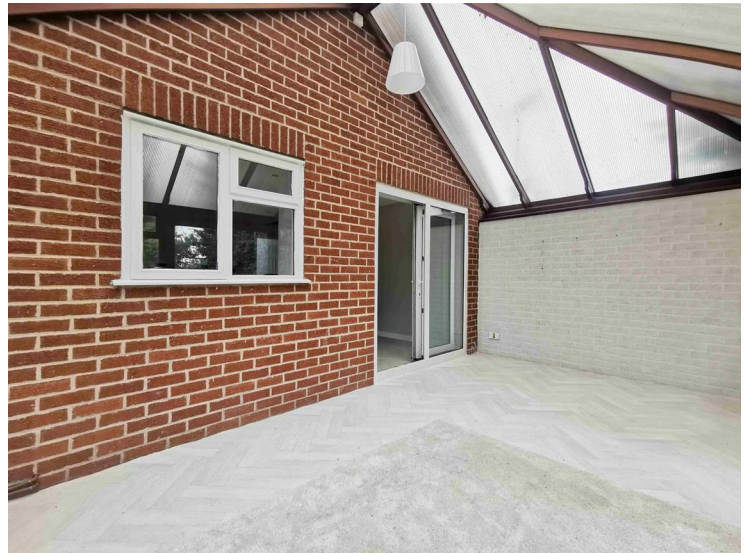
14'6" x 15'3" (4.44m x 4.66m)



Entrance through part glazed wooden door with fitted wall and base units. Space for under counter appliances, built in electric cooker and induction hob with stainless steel extractor hood. Composite sink with drainer and stainless-steel mixer tap, washing machine, wall mounted gas boiler and double glazed windows to the front and side elevation. uPVC sliding doors leading to the conservatory and a wooden door leading to the rear hallway.

## Living Room Conservatory

8'7" x 15'5" (2.63m x 4.72m)



With vinyl flooring wooden double glazed windows to the rear and side aspects. Gas central heating radiator and wooden glazed patio doors to the side of the garden.

## Rear hallway

With vinyl flooring, wooden obscured double-glazed window to the rear.

## Bedroom One

11'3" x 9'8" (3.43m x 2.97)



With carpet flooring, wooden double-glazed window to the front aspect, gas central heating radiator and fitted wardrobes.

## Bedroom Two

11'3" 8'4" (3.45m 2.55m)

With carpet flooring, fitted wardrobes, gas central heating radiator and wooden double-glazed window to the front aspect.

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## Bathroom



With an airing cupboard housing the water tank. Fitted with a white three-piece suite comprising; P shaped bath with mixer shower over, low level WC, hand basin, gas central heating radiator, vinyl flooring and wooden obscure window to the front aspect.

## Outside



The garden has a mature lawn area with apple trees and hard standing for a patio area. There is gated access to a parking area and gated access to an alternative access point.

## Buying to Let?

Guide achievable rent price: £750.00 pcm

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.

## Material Information

Council Tax Band: A

Consumer Protection: There are no declared consumer protection issues for this property.

Mobility: There are no mobility improvements for this property.

What3Words Location: ///dined.verifying.admiral

## 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.

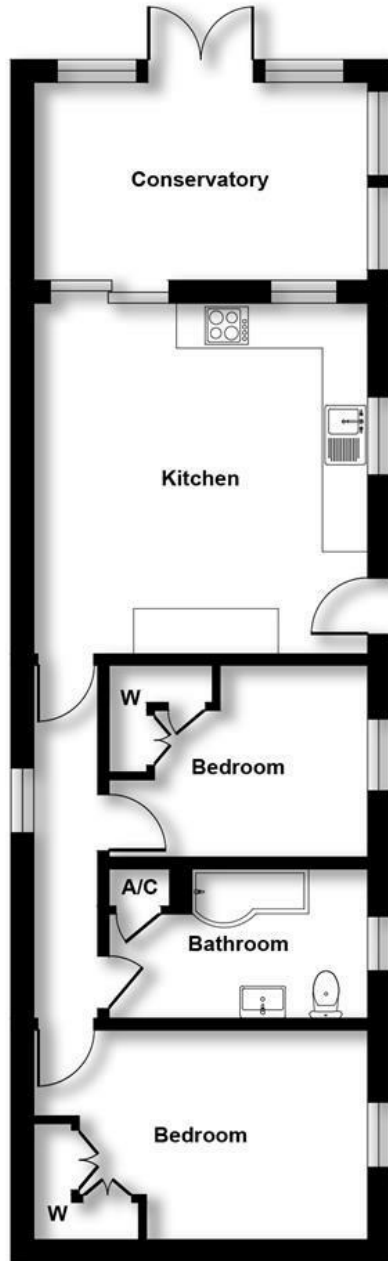


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Not to Scale. Produced by The Plan Portal 2022  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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