SCOFFIELD STONE
estate agents









8 Mansfields Croft, Etwall, Derby, DE65 6NJ

£280,000

A well presented three bedroom semi detached home occupying a cul de sac position in popular Etwall. Highlights include a spacious kitchen diner, tandem driveway, additional gated parking and carport, attractive private rear garden and summerhouse, with local shops, schooling and excellent road connections all conveniently accessible.

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Summary Description

8 Mansfields Croft is a three bedroom semi detached home for sale in Etwall, South Derbyshire, occupying a pleasant cul de sac position close to village amenities and local schooling. Offering approximately 73 square metres (791 square feet) of well planned accommodation, this freehold property combines practical living space with useful off road parking and an attractive private rear garden, making it a strong option for first time buyers, couples and families.

Inside, the accommodation begins with a welcoming entrance hall and comfortable front facing lounge. To the rear, the kitchen diner forms the heart of the home, featuring Shaker style units, an induction hob, integrated electric oven, washing machine and slimline dishwasher. French doors open directly onto the garden, creating an easy connection between the dining space and outside. Upstairs are three bedrooms, with fitted wardrobes and drawers to the principal bedroom, together with a family bathroom. Externally, the property benefits from a tandem driveway for two vehicles, secure gated access to further parking and a covered carport. The landscaped rear garden includes a paved patio, terraced lawn, established planting and a summerhouse.

Etwall is a well established South Derbyshire village positioned between Derby and Burton upon Trent, with a useful range of local shops and community facilities. The property is conveniently placed for Etwall Primary School and John Port Spencer Academy, which is located within the village. Road connections are particularly convenient, with the A516 linking towards the A50 and onward connections to the A38, Derby and Burton. Etwall is also served by the V1 bus service, providing public transport connections towards both Derby and Burton.

Entrance Hall

5'11 x 12'5 (1.80m x 3.78m)

A welcoming entrance hall, carpeted for comfort and entered via a part obscure glazed composite front door with matching side windows providing additional natural light. There is useful under stairs storage, a radiator and telephone point.

Lounge

10'10 x 14'5 (3.30m x 4.39m)



A comfortable and well proportioned living room with carpeted flooring and a front aspect UPVC double glazed window allowing plenty of natural light. Further features include a radiator and TV point.

Kitchen/Diner

17'2 x 9'2 (5.23m x 2.79m)



A spacious and practical kitchen diner, ideal for everyday family life and entertaining. Wood effect laminate flooring runs throughout, complemented by a range of Shaker style wall and base units with stone effect roll edge worktops. The kitchen incorporates a composite sink with chrome monobloc tap, inset induction hob with extractor hood above, integrated electric oven, washing machine and slimline dishwasher.

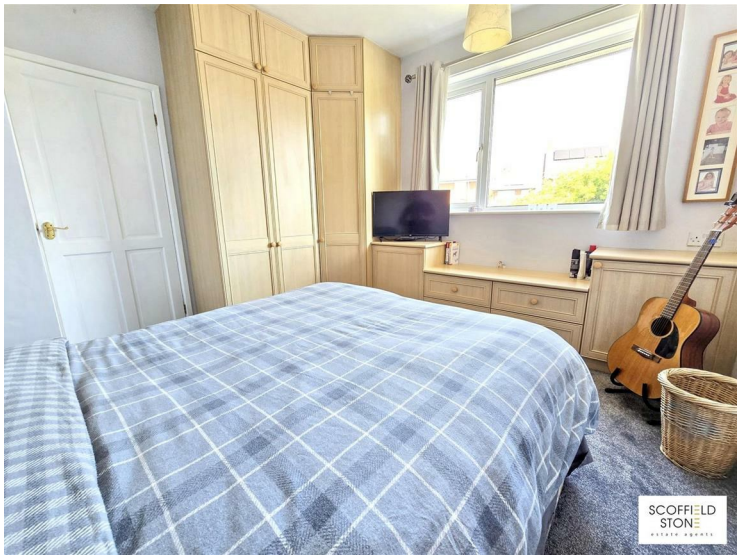
A rear aspect UPVC double glazed window overlooks the garden, while UPVC double glazed French doors provide direct access outside and bring additional light into the dining area. A radiator completes the room.

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Stairs and Landing
6'2 9'0 (1.88m 2.74m)

A carpeted staircase rises to the first floor landing, where a side aspect UPVC double glazed window provides natural light. There is an airing cupboard housing the wall mounted gas combination boiler, together with access to the roof space.

Bedroom One
10'11 x 11'0 (3.33m x 3.35m)



A well proportioned principal bedroom with carpeted flooring and a rear aspect UPVC double glazed window. Fitted wardrobes and drawers provide useful built in storage, with a radiator completing the room.

Bedroom Two
9'6 x 10'110 (2.90m x 3.05m)



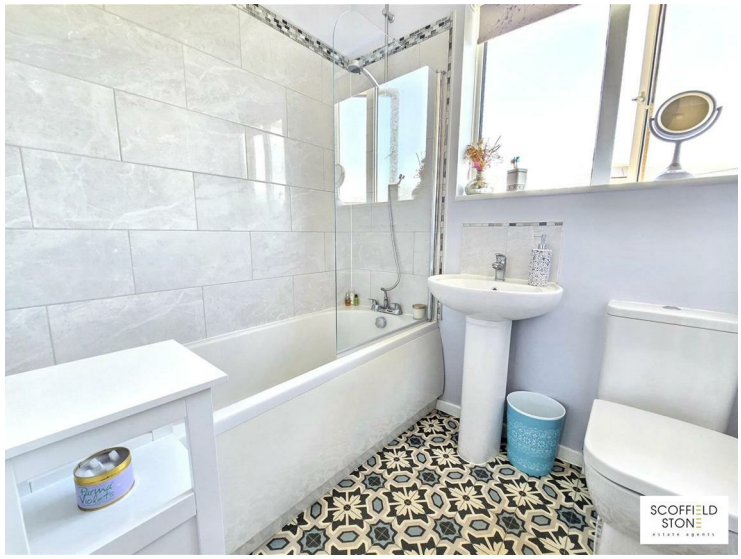
A comfortable second bedroom with carpeted flooring, front aspect UPVC double glazed window and radiator.

Bedroom Three
7'8 x 7'3 (2.34m x 2.21m)



A versatile third bedroom, suitable for use as a single bedroom, nursery or home office, with carpeted flooring, front aspect UPVC double glazed window and radiator.

Bathroom
6'1 x 5'3 (1.85m x 1.60m)



The family bathroom features ceramic tile effect cushion flooring and a rear aspect obscure UPVC double glazed window. The suite comprises a bathtub with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome monobloc tap and low flush WC. Tiled splashbacks and a heated towel rail complete the room.

Outside

Frontage and Driveway
The property benefits from an attractive frontage with a block paved effect driveway providing tandem parking for two vehicles. Secure double gates lead through to additional parking and a covered carport area. The remaining frontage is laid to lawn with an established herbaceous border adding colour and interest.

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Rear Garden



The enclosed rear garden offers a good degree of privacy and has been attractively landscaped to create several areas for relaxing and entertaining. A paved patio provides space for outdoor seating, complemented by a terraced lawn and established herbaceous planting.

A summerhouse provides additional usable space within the garden, while a cold water tap adds further practicality. Double timber gates lead back towards the frontage, with the covered carport driveway positioned on the garden side of the gates.

Material Information

Verified Material Information

Costs and tenure
Tenure: Freehold
Council tax band: C
EPC rating: E

The building
Semi-detached house, standard brick and block construction
3 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: None
Loft: insulated and unboarded, accessed by Accessed via a ladder on the landing
Outside areas: Rear garden and Front garden

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Heating: None
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 ok, Vodafone poor, Three good, EE good
Parking: Driveway
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: yes

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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/B78PLCWHHyYMFk431BLguf/view

Buying to Let?

Guide achievable rent price: £1000pcm

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.

Location / what3words

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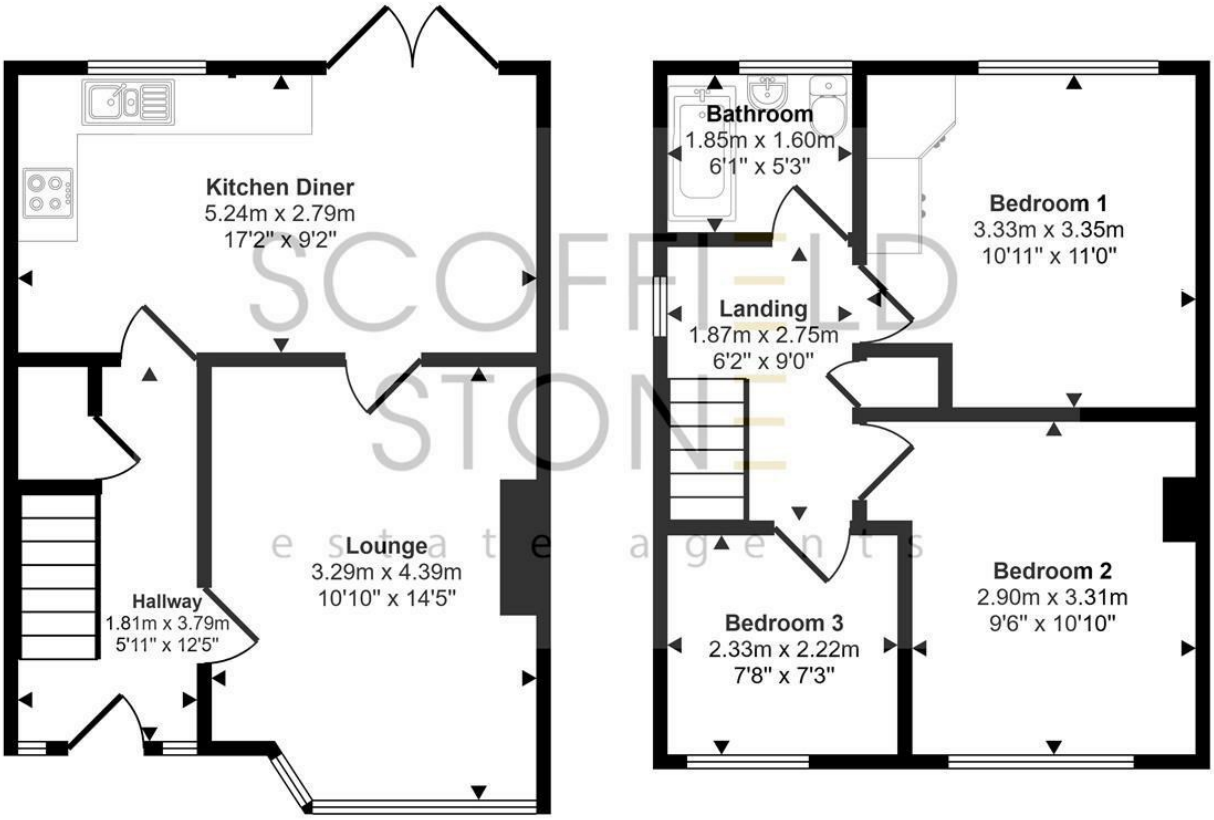
Disclaimer

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.

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
73 sq m / 791 sq ft

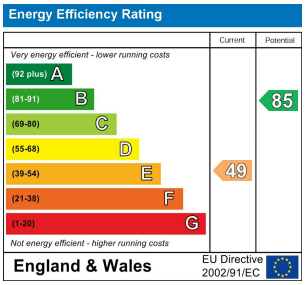


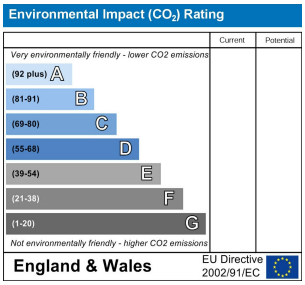
Ground Floor
Approx 37 sq m / 396 sq ft

First Floor
Approx 37 sq m / 395 sq ft

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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