

11 The Bancroft, Etwell, Derby, Derbyshire, DE65 6ND

Offers Over £250,000

CHAIN FREE - A well presented two/three bedroom demi detached bungalow in Etwell, offering 84 square metres (909 square feet), a refitted kitchen, modern shower room, conservatory, garage, tandem driveway and wrap around low maintenance garden, with planning permission granted for a substantial extension.

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Summary Description

A well presented two/three bedroom demi detached bungalow offering 84 square metres (909 square feet) of flexible accommodation, set on a generous corner plot within a popular and established residential area of Etwall. This is a property that will appeal to a wide range of buyers, including first time buyers, couples, downsizers and those looking for a home with future potential. The layout already offers versatility, with ground floor living space supported by a conservatory and shower room, while the first floor provides two further rooms and an additional toilet. Planning permission has also been granted for a substantial two storey side extension with rear dormer, giving buyers clear scope to adapt and grow the property over time.

Inside, the property is presented in good condition and has been improved with a recently refitted shaker style kitchen featuring integrated appliances, stone effect worktops and Metro style splashbacks. The open plan lounge diner is a strong central living space with room for both seating and dining, and sliding patio doors opening into the conservatory and out to the garden. The ground floor also includes a modern fully tiled shower room and a further bedroom or study, adding to the home's practicality. Outside, the wrap around rear garden is designed for low maintenance and includes outdoor power sockets, a cold water tap, access to the garage, and parking for two cars on the rear driveway.

Etwall remains one of South Derbyshire's most consistently popular villages, known for its strong community feel, everyday amenities, and convenient access to larger centres including Derby and Burton. The property is well placed for village shops, services and schooling, while road links are excellent via the A516 and A50, making commuting straightforward. The brochure also confirms mains services, central heating, FTTP broadband availability, private parking options, and freehold tenure, all of which add further practicality for owner occupiers and investors alike.

Entrance Hall

Carpeted and neutrally decorated with front aspect obscure upvc double glazed door and window, under stairs storage cupboard, telephone point, radiator.

Open Plan Lounge/Diner



Carpeted and neutrally decorated with front aspect upvc double glazed window, rear aspect upvc double glazed sliding patio doors to garden, fireplace with electric fire, tv point, two radiators.

Lounge area

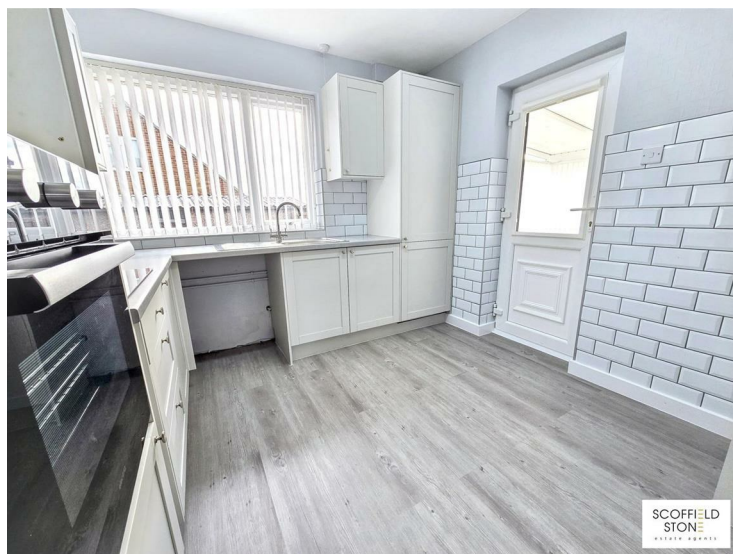
11'5" x 14'1" (3.5 x 4.3)

Dining area

8'5" x 11'8" (2.58 x 3.56)

Kitchen

9'3" x 10'1" (2.82 x 3.09)



Having wood effect laminate flooring, rear aspect upvc double glazed window, recently refitted wall and floor units to shaker style with stone effect roll edge worktops and Metro style tiled splashbacks, integrated electric oven, inset ceramic hob with extractor hood over, inset stainless steel sink with drainer and chrome mixer tap, integrated fridge, integrated freezer, under counter space and plumbing for appliances.

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Conservatory

6'11" x 9'9" (2.11 x 2.98)



Having wood effect cushion flooring and neutral decor with upvc double glazed windows and door to garden, translucent roof, wall mounted electric heater.

Bedroom

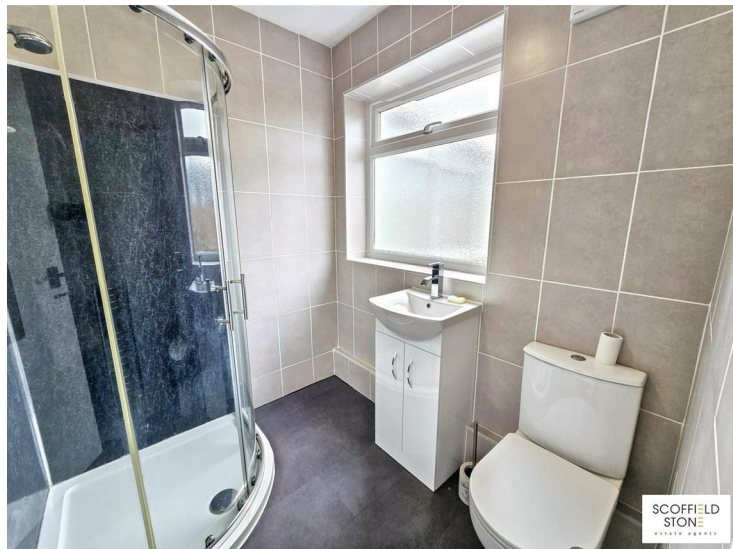
6'1" x 8'3" (1.86 x 2.53)



Carpeted and neutrally decorated with front aspect upvc double glazed window, radiator.

Shower Room

5'5" x 6'5" (1.66 x 1.96)



Having stone effect laminate flooring, side aspect obscure upvc double glazed window, fully tiled walls, shower enclosure with plumbed shower, wash hand basin with chrome monobloc tap set to vanity unit, low flush wc, chrome heated towel rail.

Stairs/Landing

Carpeted and neutrally decorated.

Bedroom

9'7" x 9'9" (2.93 x 2.99)



Carpeted and neutrally decorated with side aspect upvc double glazed window, fitted wardrobes, fitted dressing table and bedside cabinets, telephone point, radiator.

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Bedroom

8'8" x 12'9" (2.65 x 3.91)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, airing cupboard with hot water cylinder, radiator.

Toilet

Carpeted and neutrally decorated with rear aspect upvc double glazed window, low flush wc, wall mounted wash hand basin with chrome hot and cold taps and tiled splashback.

OUTSIDE

Frontage & Driveway



A garden greets you at the entrance to the property and is landscaped to provide light terracing with decorative gravel. To the rear of the property you will find a Tarmac driveway with adequate parking for two cars parked in tandem.

Rear Garden



A generous wrap around low maintenance garden with fenced boundary and access to the driveway and garage. A gate leads from the front of the property. Cold water tap and outdoor power sockets.

Material Information

Verified Material Information

Council tax band: C

Tenure: Freehold

Property type: Bungalow

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - OK, Vodafone - Poor, Three - Good, EE - Good

Parking: Garage, Driveway, Off Street, Rear, and Private

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

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: D

For additional information, please follow the link:

<https://moverly.com/sale/XZwFzXoqbE88A631jeEDFB/view>

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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.

Planning Permission

11 The Bancroft has planning permission granted for the erection of a two storey side extension with rear dormer.

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Ref. No. DMPA/2024/1523

Made valid on: 4 February 2025

A link to the planning application can be found here:
<https://tinyurl.com/11TheBancroft-PP>

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: £900pcm

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

what3words ///force.signs.icon

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 charge of £25 per person to cover the cost of these checks.

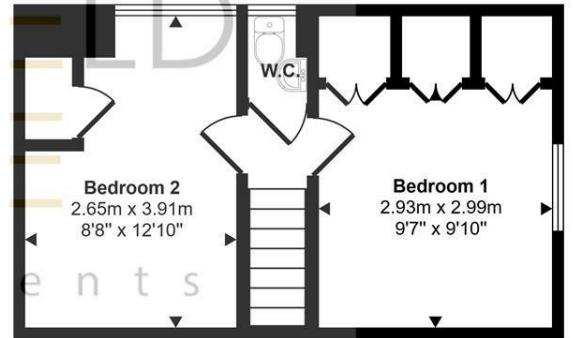
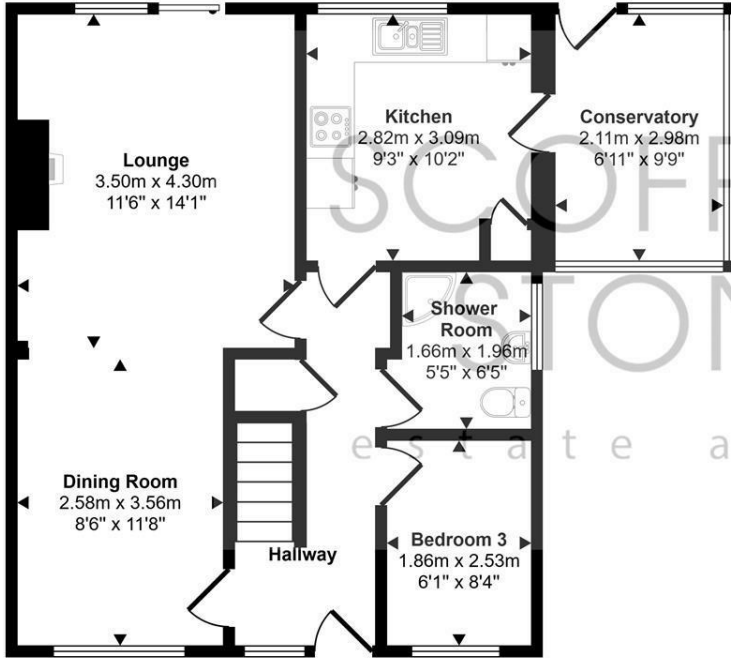


Sales: 01283 777100

Lettings: 01332 511000

www.scoffieldstone.co.uk

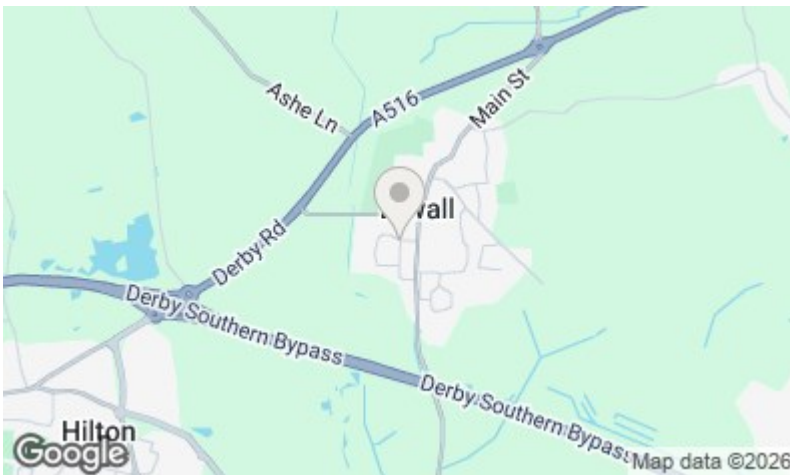
Approx Gross Internal Area
84 sq m / 909 sq ft



First Floor
Approx 26 sq m / 279 sq ft

Ground Floor
Approx 58 sq m / 630 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.



| 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 | | 59 | 82 |
| | | 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 | |



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