



**82 Belfield Road, Etwell, Derby, DE65 6JL**

**Offers Over £360,000**

Chain Free - An extended three/four bedroom detached home in excellent condition, close to the heart of popular Etwell. Features include driveway parking, attached single garage with power, downstairs WC, a versatile additional room for office or bedroom use, and a generous private enclosed rear garden.

## 82 Belfield Road, Etwall, Derby, DE65 6JL

### Summary Description

Situated close to the heart of Etwall, this extended three bedroom detached home is presented in excellent condition and offers flexible living for a growing family. Set within a development of similar aged properties, it combines a practical layout with a generous private garden, plus driveway parking and an attached single garage, ideal for day to day convenience.

Inside, the entrance hall includes useful under stairs storage and leads through to a comfortable front facing lounge with satellite and telephone points. To the rear, a separate dining room enjoys dual aspect windows and a door opening onto the garden, making it a great space for everyday meals and entertaining. The ground floor extension adds a valuable extra reception room with fitted wardrobes, perfect as a family room, home office, or occasional ground floor bedroom. The kitchen is fitted with cream wall and base units and wood effect worktops, with an integrated electric oven, induction hob and extractor, plus space and plumbing for appliances. A guest cloakroom completes the ground floor. Upstairs are three double bedrooms and a modern shower room with large enclosure, vanity basin, airing cupboard and heated towel rail, alongside a separate WC.

Etwall is one of South Derbyshire's most sought after villages, well placed for local shops, cafes and village amenities, with reputable schooling options nearby. For commuters, there is straightforward access to the A50, linking to Derby, Burton, Uttoxeter and the wider road network, with public transport routes serving surrounding areas for added convenience.

### Entrance Hall

Carpeted, front aspect part obscure upvc double glazed main entrance door, under stairs storage, radiator.

### Lounge

10'11 x 19'8 (3.33m x 5.99m)



Carpeted, front aspect upvc double glazed window, radiator, satellite and telephone points.

### Dining Room

10'10 x 13'0 (3.30m x 3.96m)



Carpeted, rear and side aspect upvc double glazed windows, rear aspect upvc double glazed door to garden, satellite point, radiator.

### Family/Study/Downstairs Bedroom

6'9 x 11'1 (2.06m x 3.38m)



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

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## Kitchen

12'5 x 9'2 (3.78m x 2.79m)



Having ceramic tile effect flooring, rear aspect upvc double glazed window, fitted wall and floor units to cream with wood effect roll edge worktops, inset stainless steel sink drainer and mixer tap, integrated electric oven, inset induction hob with chimney style extractor hood over, under counter space and plumbing for appliances.

## Guest Cloakroom/WC

Having wood effect cushion flooring, front aspect obscure upvc double glazed window, low flush wc, wall mounted wash hand basin.

## Stairs/Landing

Carpeted, front aspect upvc double glazed window, access to roof space.

## Principal Bedroom

14'6 x 9'0 (4.42m x 2.74m)



Carpeted, rear aspect upvc double glazed window, radiator.

## Bedroom Two

10'11 x 10'1 (3.33m x 3.07m)



Carpeted, front aspect upvc double glazed window, radiator.

## Bedroom Three

11'11 x 9'1 (3.63m x 2.77m)



Carpeted, rear aspect upvc double glazed window, radiator.

### Shower Room

8'2 x 6'10 (2.49m x 2.08m)



Having stone effect flooring, front aspect obscure upvc double glazed window, tiled splashbacks, wash hand basin to vanity cupboard with chrome monobloc tap, large shower enclosure with plumbed shower, airing cupboard, heated towel rail.

### Toilet

Having stone effect flooring, side aspect obscure upvc double glazed window, low flush wc.

### OUTSIDE

#### Garage

8'2 x 15'11 (2.49m x 4.85m)

An attached single garage with metal up and over door, wooden personnel door and window, light and power.

#### Frontage and Driveway

To the front you will find a concrete driveway with adequate parking for two vehicles, and a lawn with herbaceous planting and tree greet you as you enter onto the plot.

### Rear Garden



Accessed via a gate from the driveway, the kitchen or dining room, you will find a generous private and enclosed garden which has been landscaped to provide a good mixture of lawn, herbaceous planting and patio.

### Material Information

Verified Material Information

Council Tax band: E

Tenure: Freehold

Property type: House

Property construction: Standard brick and block construction

Energy Performance rating: C

Number and types of room: 2 bedrooms, 3 bathrooms, 2 receptions

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 on 24 Jul 2024.

Heating features: Double glazing

Broadband: None

Parking: Garage and 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: Hallway

All information is provided without warranty. Contains HM Land

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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/9DeqJZHGKJe5KemtaU2MrN/view>

### FAQ's

Has the property recently been rewired? - Yes, full re wire in 2024

How old is the boiler? - Heating system and boiler replaced in 2024

### 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: £1,500pcm

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

///rigid.neatly.madder

### 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.

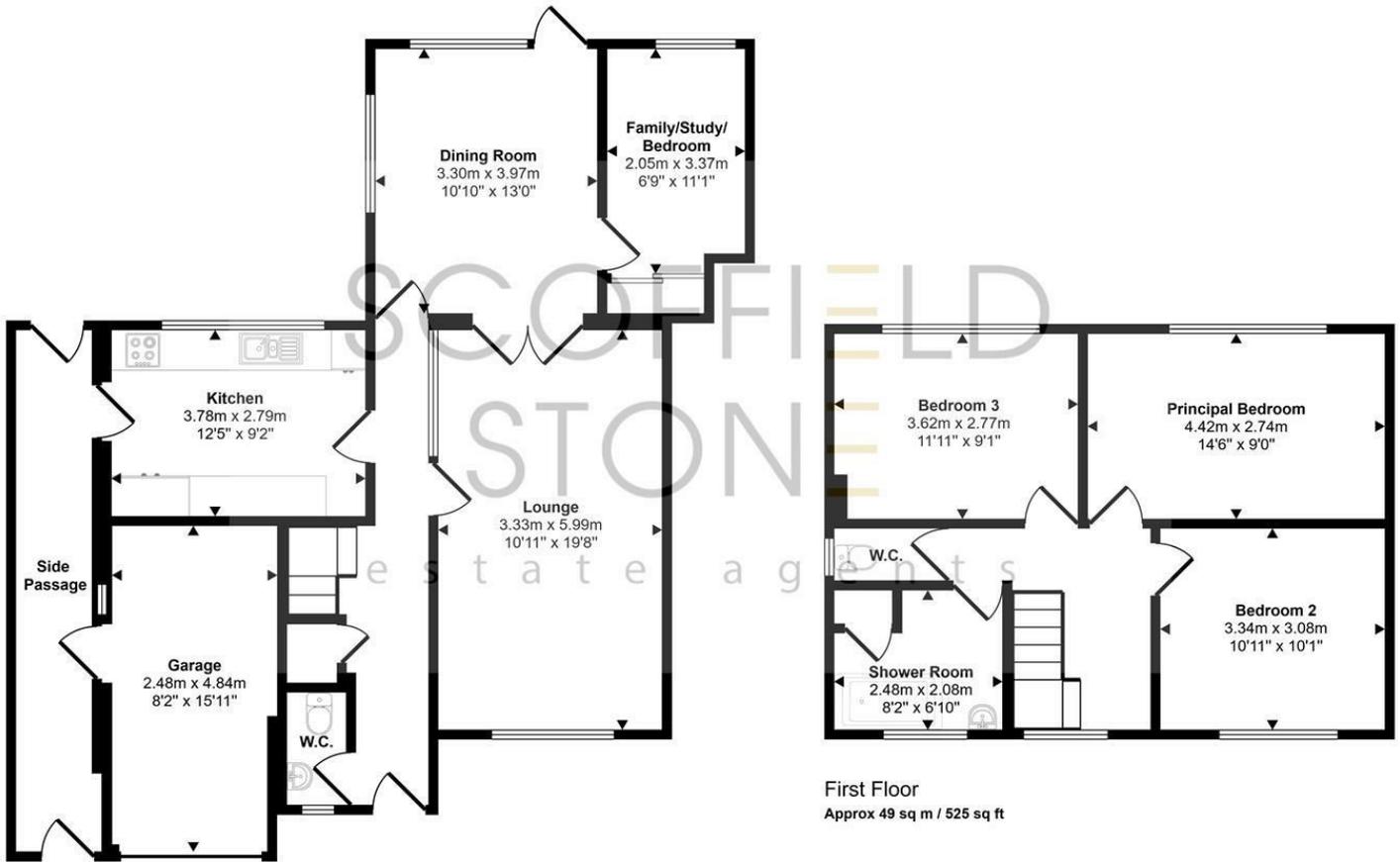


Sales: 01283 777100

Lettings: 01332 511000

[www.scoffieldstone.co.uk](http://www.scoffieldstone.co.uk)

Approx Gross Internal Area  
139 sq m / 1494 sq ft



Ground Floor  
Approx 90 sq m / 970 sq ft

First Floor  
Approx 49 sq m / 525 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		EU Directive 2002/91/EC	82

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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