

Old Station Close, Etwall

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Offers in excess of
£475,000



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This property at a glance:



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Old Station Close, Etwall



Jodie says:

“There's something really special about this home. Originally built as the development's show home, it enjoys one of the best plots around, with a generous front garden, a spacious driveway and a double garage, giving it a real sense of space and presence from the moment you arrive.

Step inside and you'll find a layout that works brilliantly for modern family life. The welcoming entrance hall leads to a separate reception room, a wonderfully versatile space that could be a home office, snug, playroom or even a formal dining room depending on your needs.

Across the hall, double doors open into the spacious living room, creating a lovely place to relax together at the end of the day. From here, another set of double doors leads into the cosy summer room, one of my favourite spaces in the house.

Overlooking the garden with patio doors opening outside, it's somewhere you can enjoy the changing seasons while staying connected to the outdoors.

The kitchen diner is another standout feature. It's a fantastic family space with plenty of room for cooking, dining and entertaining, while the doors opening directly onto the garden make it easy to blur the lines between inside and out during the warmer months. Whether you're hosting friends for a barbecue or simply enjoying family meals, this space really comes into its own. Tucked away behind the kitchen, the utility room and downstairs WC help keep the practical side of everyday life neatly out of sight.

Upstairs, the home continues to impress with four well-proportioned bedrooms, making it an ideal choice for growing families. Two of the bedrooms benefit from their own en suite shower rooms, while the remaining bedrooms are served by the stylish family bathroom, giving everyone their own space without compromising on comfort.

Outside, the rear garden feels like a natural extension of the home. It's been beautifully maintained and has a patio for outdoor dining alongside a large lawn that's perfect for children to play or simply enjoying a sunny afternoon. Side access leads conveniently back to the garage and driveway, adding to the practicality of this well-designed home.

With its generous plot, flexible living spaces and family-friendly layout, this is a home that's easy to imagine growing into and making your own for years to come”.



Old Station Close, Etwall



Did you spot...

This fantastic family home has 2 en-suite bathrooms



A message from the seller:

"This much-loved home has been at the heart of our family for the past 25 years and is filled with wonderful memories. Originally the show home for the estate, it enjoys a superb position in one of the village's most desirable locations. Perfectly situated within easy reach of the local school, leisure centre, village pubs and everyday amenities, the house offers both convenience and a true sense of community. One of its greatest attractions is the friendly neighbours and welcoming neighbourhood, making it an ideal place to put down roots. This is a fantastic family home that has been lovingly cared for over the years, and we hope its next owners will enjoy it just as much as we have, creating many happy memories of their own".

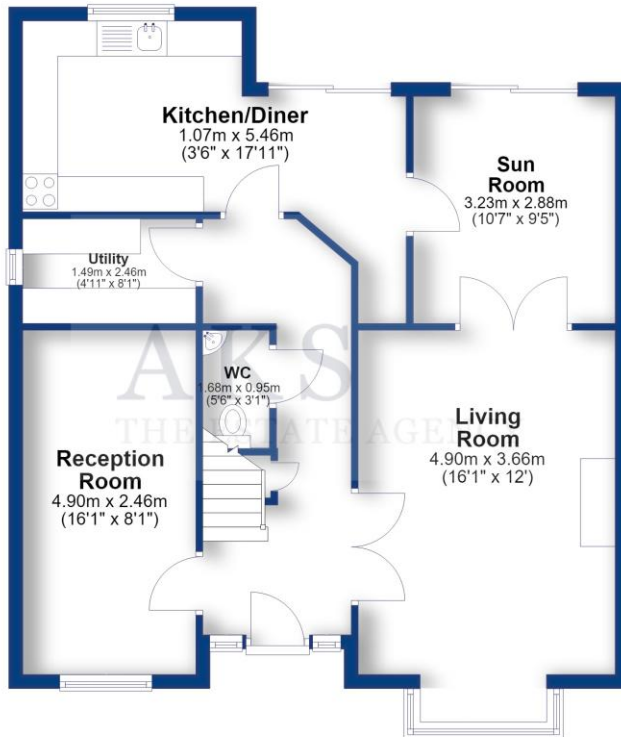
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Floor Plan

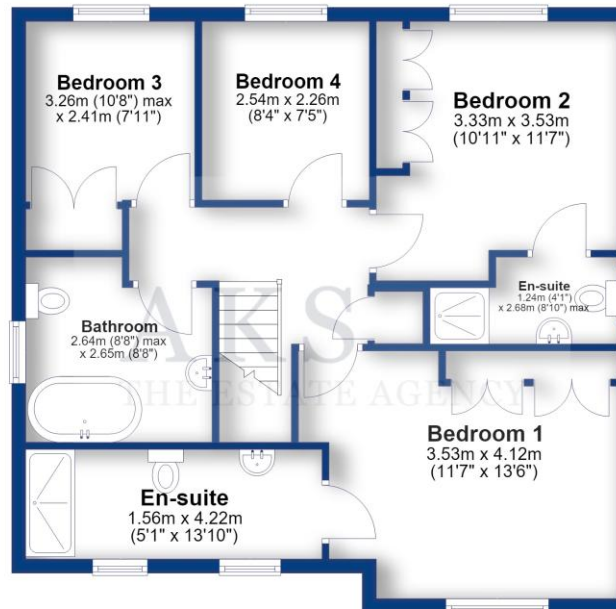
Ground Floor

Approx. 72.1 sq. metres (776.3 sq. feet)



First Floor

Approx. 66.6 sq. metres (717.2 sq. feet)



Total area: approx. 138.8 sq. metres (1493.6 sq. feet)



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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300+ 5 star Google Reviews



Key Features:

- NO ONWARD CHAIN
- FOUR BEDROOM DETACHED HOUSE
- KITCHEN-DINER WITH SLIDING DOORS OUT TO THE GARDEN
- THREE RECEPTION ROOMS
- UTILITY ROOM AND DOWNSTAIRS WC
- TWO EN-SUITE SHOWER ROOMS
- SPACIOUS DRIVEWAY AND DOUBLE GARAGE
- FANTASTIC PLOT
- SOUGHT AFTER LOCATION
- EPC RATING RATING D



About the area:

The traditional village of Etwall is fantastic family village and has something for everyone. Also, within the village there is a park and football pitches, a cricket club, Post Office, News Agents and several pubs as well as a restaurant. The buses which run through the village provide a service which goes to other local villages as well as into Derby City Centre and Burton Town Centre. It has easy access to major road links with the A38 and A50 both just a couple of minutes' drive from the village and the A516 to Derby.



Schools:

There is Etwall Primary School and John Port Academy within the village making it an ideal location for families.



Don't miss out on the chance to own this incredible property!

To book a viewing
with **Jodie** call
01332 30 30 30

[Click here](#) to watch the property video



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