

John Port Close, Etwall

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Offers in excess of
£425,000



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This property at a glance:



Watch the video



TORCG

John Port Close, Etwell



Alice says:

“From the moment you arrive, there’s a real sense of space with this home. The driveway has room for three vehicles alongside a large garage with an EV charger, and that generous feel continues inside.

The entrance hallway provides access to the main ground-floor rooms, along with a separate utility and downstairs WC – both really useful additions for everyday family life.

To the left is the kitchen diner, with a sleek, contemporary feel, modern units, generous worktop space and integrated appliances. There’s plenty of room for a dining table, while French doors open directly onto the garden, making this a lovely space for both everyday life and entertaining.

There’s also a separate dining room leading through to the generous lounge, where sliding doors open onto the garden and create a great connection between the indoor and outdoor spaces.

Upstairs, there are three generous double bedrooms and a fourth single bedroom, which could work equally well as a child’s room, nursery or home office. The main bedroom has its own modern grey en-suite, while the family bathroom has been finished in the same sleek style and includes a bath.

Outside, the rear garden is private, enclosed and not overlooked, with a patio area and generous lawn – plenty of space for outdoor dining, entertaining or simply enjoying the warmer months.

Overall, this is a spacious and modern family home with a really practical layout, plenty of room inside and out, and a great position in the heart of Etwell.”

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John Port Close, Etwall



Did you spot...

This fantastic family home has a large garage and EV charger



A message from the seller:

"Welcome to our home, we have enjoyed living in our quiet Cul de Sac for 16 years. It is within easy walking distance of all the village facilities, shops, pubs, leisure centre and library. But we have recently retired and have decided it is time to move back to the South West"

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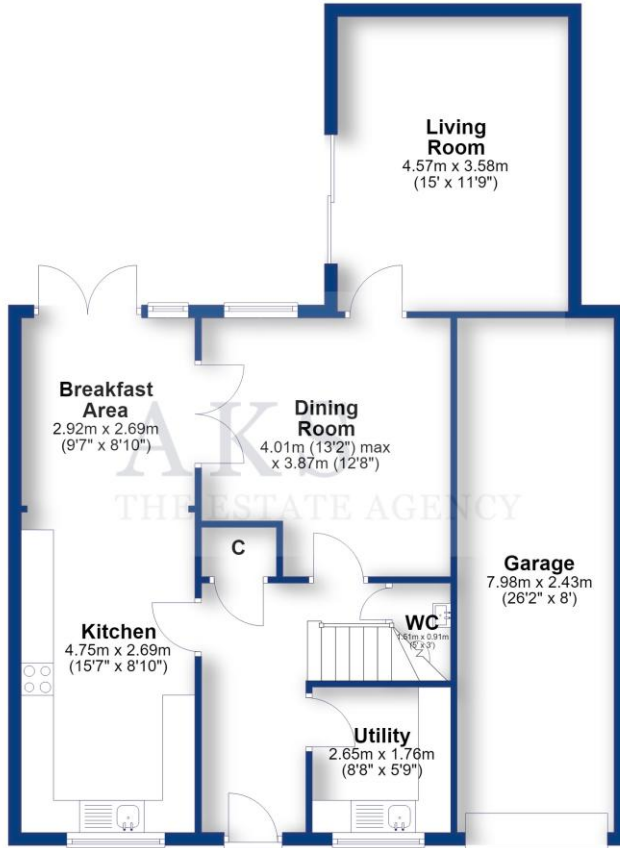


Floor Plan

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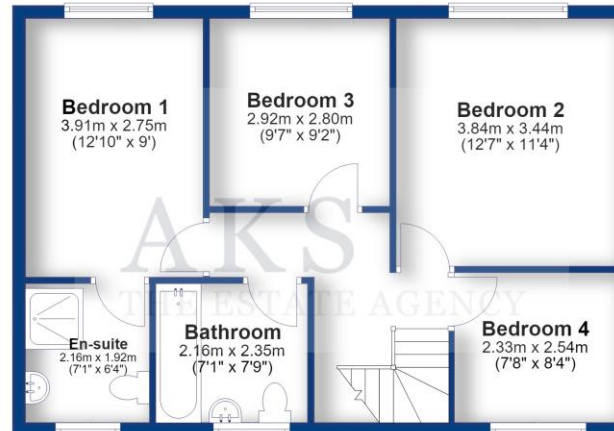
Ground Floor

Approx. 89.2 sq. metres (960.4 sq. feet)



First Floor

Approx. 57.4 sq. metres (617.5 sq. feet)



Total area: approx. 146.6 sq. metres (1577.9 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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	

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350+ 5 star Google Reviews



Key Features:

- SPACIOUS 4 BEDROOM DETACHED HOME
- CONVENIENT VILLAGE LOCATION CLOSE TO AMENITIES
- TUCKED AWAY IN A PEACEFUL CUL DE SAC
- LARGER THAN AVERAGE GARAGE AND EV CHARGER
- EN-SUITE TO BEDROOM 1
- EPC 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 **Alice** call
01332 30 30 30

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



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