



Springfield Road  
Etwall

Offers Over £220,000



# Springfield Road Etwell

With a lovely sized lounge, a kitchen diner and the added benefit of a utility room, three great sized bedrooms and a beautiful garden, this house really does make a lovely home!

On entering the property the hallway is welcoming with space for shoes and coats, this leads to the great sized lounge, with a lovely log burner fireplace and french doors out onto the spacious garden. The light kitchen diner really is a great space, its a really well planned kitchen with plenty of worktop and cupboard space, a built in hob, oven and fridge freezer. The utility room leads off the kitchen which is great space with space for a tumble dryer and the laundry. There is also an under stairs storage cupboard. Upstairs The master bedroom is a fantastic size with two windows which flood the room with natural light. The second bedroom is also a fantastic sized double room with fitted wardrobes and a view over the allotment at the back of the house,

the two windows again allow lots of light into the room. The third bedroom is a great sized single room and sits to the front of the property. The WC and bathroom are separated but next to each other. The bathroom consists of a bath with shower over, a sink and some space for a shelving cabinet. There is also some useful storage cupboards. Outside to the front there is a tarmacked driveway with space for at least three cars and has an electric car charge point fitted. The back garden is lovely and a great size comprising of a full width patio and pergola over, grass, a stoned area with a shed and a raised vegetable patch. There is a back gate which leads out onto a path and some allotments.

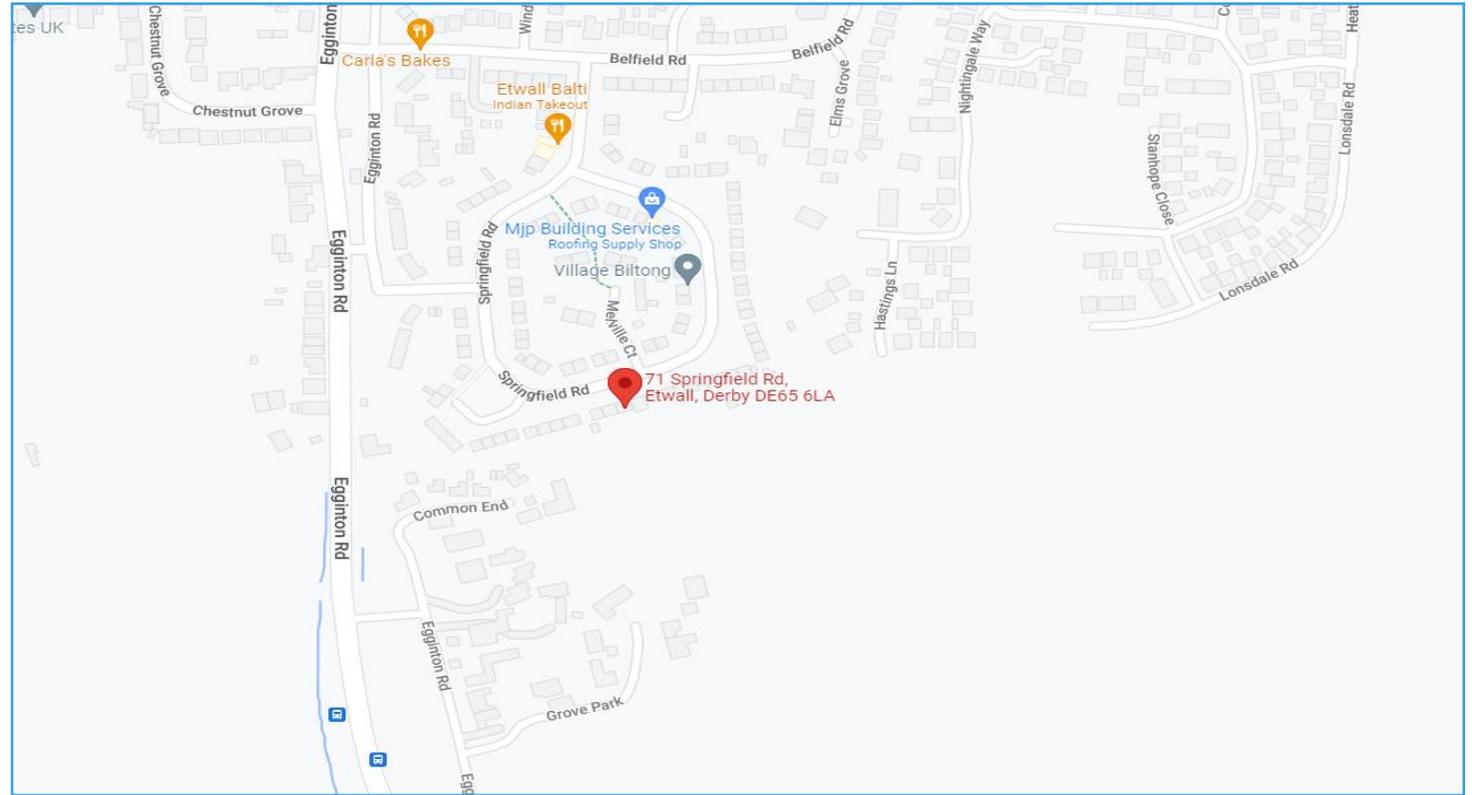


***Why you will love this home - With great sized bedrooms, a lovely kitchen, in a lovely location this property makes a lovely home for first time buyers or a family!***

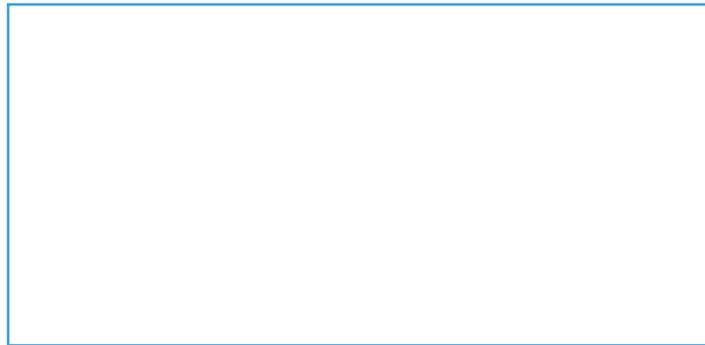


# Springfield Road Etwall

The traditional village of Etwall is fantastic family village and has something for everyone. There is Etwall Primary School and John Port Academy within the village making it an ideal location for families. 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.



## EPC Energy Performance Certificate



### Help for buyers

To help your purchase go smoothly we can recommend trusted local mortgage advisors and solicitors

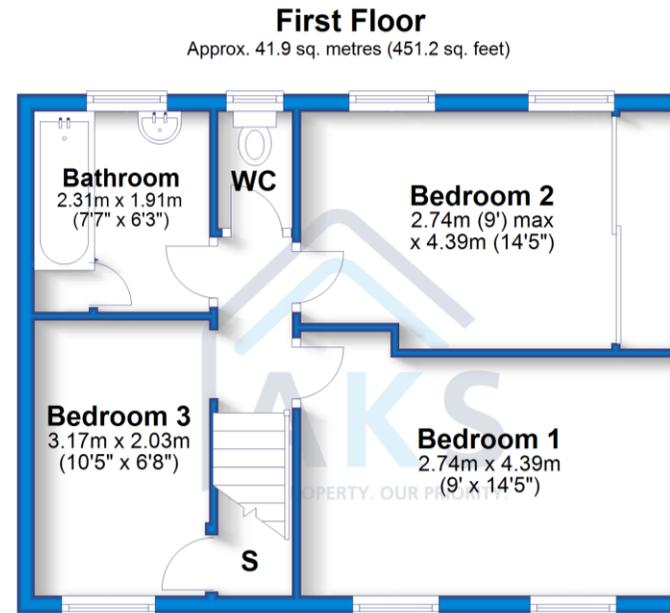
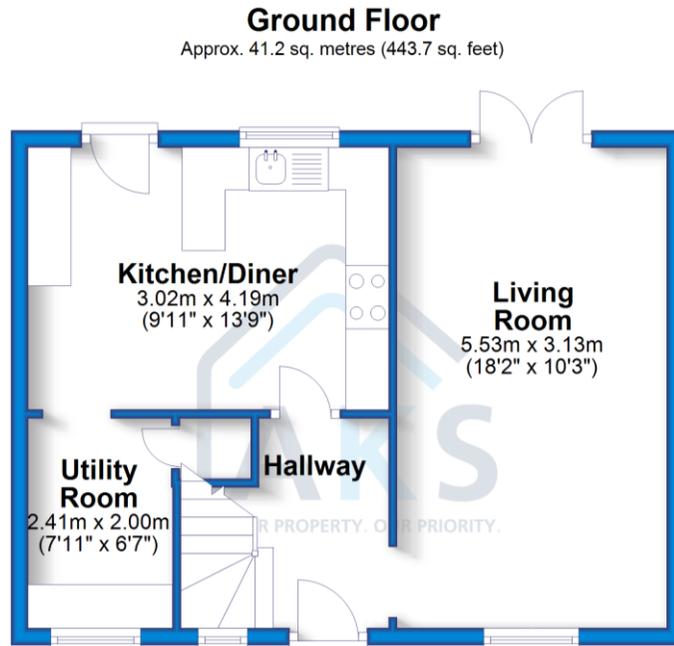


### Help for sellers

If you're thinking of selling, we'd love to help you.



# The Floor Plan



Total area: approx. 83.1 sq. metres (895.0 sq. feet)

Badger Farm, Willow Pit Lane, Hilton, DE65 5FN

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 The Property Ombudsman

 AKS

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.