



**5 Slade Close  
Etwall  
Derby  
DE65 6JH**

**£440,000**

- FAVOURED VILLAGE LOCATION
- DESIRABLE LOCATION
- DRIVEWAY, GARDENS AND LARGE GARAGE
- EXTENDED CREATING SPACIOUS LIVING SPACE
- SPACIOUS HALL WITH CLOAKS OFF
- LOUNGE
- GARDEN ROOM
- EXTENDED DINING KITCHEN WITH UTILITY OFF
- FOUR BEDROOMS
- EN SUITE AND BATHROOM

## GENERAL INFORMATION

### PROPERTY

Sitting in a highly desirable location within the favoured village of Etwell, Slade Close presents an exceptional opportunity to acquire a spacious and extended four-bedroom detached house. This delightful property boasts a light and airy hallway that welcomes you into a generous lounge. The lounge connects to a lovely garden room, perfect for enjoying the natural light and views of the garden.

The modern fitted kitchen is designed with functionality in mind, opening into a well-proportioned dining area, making it an ideal space for family gatherings and entertaining guests. Additionally, the property features a convenient utility room and a cloakroom.

On the first floor, you will find a principal bedroom complete with an ensuite shower room, providing a private retreat. Three further bedrooms offer ample space for family or guests, complemented by a well-appointed bathroom.

Externally, the property is approached via a block-paved driveway that leads to a large garage equipped with a personnel access door that opens into the garden. A fenced boundary encloses the rear garden and offers a patio and lawn, offering a secure and private outdoor space for relaxation and recreation.





## LOCATION

The Village of Etwall is always a popular choice, offering a range of local amenities. These include good schooling for all ages, a leisure centre with a swimming pool, a cricket club, a pharmacy, vets, a stunning church, and a range of local convenience shops. The village also has an annual well-dressing and a public bus service.

There is good travel into Derby city centre, and the A38 and A50 offer fast access to the wider motorway network, opening up travel to Leicester, Nottingham, Stoke on Trent, Lichfield, and Birmingham.

## PORCH AREA

1.83m x 2.10m (6'0" x 6'10" )

Has glazed door with side panel opening into an L shaped hallway.

## HALLWAY

3.73m x 4.35m max 1.43m x 2.11m min (12'2" x 14'3" max 4'8" x 6'11" min )

Has doors leading off to the cloakroom, lounge, dining area and kitchen. Stairs leading off to the first floor.

## DOWNSTAIRS CLOAKROOM

1.22m x 1.49m (4'0" x 4'10" )

Has a highline obscure window to the side aspect. Fitted W.C and a moulded hand wash basin set within a vanity unit. There are tiled surrounds and ceiling light points.

## LOUNGE

3.34m x 5.86m (10'11" x 19'2" )

Has a feature fire surround with marble hearth and electric fire inset. There is a window to the front aspect, ceiling light point, radiator and sliding patio doors which lead through to the Garden room.

## GARDEN ROOM

2.51m x 3.47m (8'2" x 11'4" )

Has sliding patio doors leading out to the garden. A further set of patio doors lead through to the open plan kitchen and dining area.

## DINING AREA

3.17m x 3.61m (10'4" x 11'10" )

Having a radiator, ceiling light point and wide opening into the kitchen area.

## KITCHEN

2.49m min 6.67m x 5.80m 2.73m max (8'2" min 21'10" x 19'0" 8'11" max )

This area has a large picture window looking out onto the rear garden and French doors leading out onto the patio. There is a further window to the side aspect and a door leading out to the rear. The kitchen itself is fitted with a range of based cupboards, drawers and matching wall-mounted cabinets. Granite worktops incorporate a one-and-a-quarter sink with mixer taps and a five ring gas hob with a stainless steel extractor fan over. Integrated appliances include a double oven and dishwasher. There is a separate island unit with further cupboards. Radiator, recess ceiling down lights, roof lanterns providing extra natural light and a door opening into the utility room.

## UTILITY

1.56m x 2.11m (5'1" x 6'11" )

There is a window to the side aspect. The Vaillant domestic hot water and central heating boiler is housed here. There is a



provision for a washing machine, ample space for a tumble dryer and wood effect flooring.

#### FIRST FLOOR LANDING

There is a window to the front aspect, loft access point and large airing cupboard housing the domestic hot water and central heating tank. Doors leading off to four bedrooms and main bathroom.

#### BEDROOM ONE

3.39m max x 2.42m min x 6.64m (11'1" max x 7'11" min x 21'9" )

Has built in wardrobes with mirrored sliding doors, further wardrobe space and overhead cabinets. Wall light points, windows to the rear and side aspects and a further door opening into the ensuite shower room.

#### EN-SUITE

0.88m x 2.69m (2'10" x 8'9" )

Has a large fully tiled shower enclosure, pedestal hand wash basin and W.C. There is a highline obscure window to the side aspect and radiator.

#### BEDROOM TWO

3.21m 3.66m to the window (10'6" 12'0" to the window)

Has a window to the rear aspect, radiator and ceiling light point and has a range of built in

wardrobes with sliding doors providing hanging space and shelving.

#### BEDROOM THREE

2.79m x 3.38m max to the window (9'1" x 11'1" max to the window)

Has a window to the rear aspect, coving to ceiling, radiator, ceiling light point and a built in wardrobe with sliding doors providing hanging space and shelving.

#### BEDROOM FOUR

2.14m to the window 3.33m to back of the wardrobe (7'0" to the window 10'11" to back of the wardrobe)

Has a built in wardrobe with sliding doors and built in drawers. There is a window to the front aspect and radiator. A built in unit allowing for a single mattress to be laid for a single bed. There are overhead cabinets, radiator and ceiling light point.

#### BATHROOM

1.82m to the window x 2.37m (5'11" to the window x 7'9")

It is fitted with a shower bath with mixer taps with shower attachment and a separate shower over, with a glazed screen. A vanity unit with a fitted W.C and hand wash basin. There are recess ceiling downlights and a heated towel rail. Tile surrounds and an obscure window to the side aspect.

#### OUTSIDE

The property sits back off Slade Close behind a block paved driveway which leads to a large garage with up and over door, power, light and a personnel access door out into the rear garden. There is an adjacent lawn with shrub borders. A path leads down both sides of the property and opens into the enclosed rear garden, which is predominantly laid to lawn with a paved patio area.

#### TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

#### COUNCIL TAX BAND

South Derbyshire District Council - Band E

#### CURRENT UTILITY SUPPLIERS

Gas  
Electric  
Oil  
Water - Mains  
Sewage - Mains  
Broadband supplier

#### CONSTRUCTION

Standard Brick Construction



#### BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

#### FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

#### SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

#### CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All

measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

#### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 01/2024) A



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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