

John Port Close, Etwall

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£325,000



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This property at a glance:



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John Port Close, Etwall



Alice says:

“Set on the peaceful John Port Close in Etwall, this beautifully presented three-bedroom detached home offers a warm and inviting interior, driveway parking, a garage and a wonderfully private rear garden.

Stepping inside, you are welcomed into a bright entrance hallway that leads through to the ground-floor living areas.

The spacious living and dining room stretches from the front to the back of the property, with windows at both ends allowing plenty of natural light to fill the space. A lovely fireplace creates a cosy focal point, while there is ample room for both comfortable seating and a full dining table. Double doors open directly from the dining area onto the garden.

The kitchen is one of my favourite parts of this home. Finished in a beautiful colour with a charming country feel, it offers plenty of cupboard and worktop space, along with a small breakfast bar that is perfect for a morning coffee. A window overlooks the rear garden, making this a particularly lovely room to spend time in. There is also access to the outside from here too. A convenient downstairs WC completes the ground floor.

As you head upstairs, a beautiful stained-glass window adds a lovely touch of character. The current owners have really made this area a beautiful focal point of the home. There are two generous double bedrooms upstairs, along with a third bedroom currently used as a study, offering flexibility as a child's room, nursery or home office.

I love the tiling choice in the family shower room! - it gives the walk in shower so much personality and creates a real feature within the room. This room is also spacious and bright thanks to two windows filling the room with natural light.

The garden is another real highlight. Divided into different areas for relaxing, dining and enjoying the outdoors, it feels peaceful, private and is not overlooked. With access from both the living space and the side of the property, it is a garden designed to be enjoyed.”

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Did you spot...

This fantastic family home is situated within a quiet cul-de-sac



A message from the seller:

"I have loved living here, especially being part of the supportive and friendly John Port Close cul de sac community. Being so close to the centre of the village is a big advantage as I can walk to all the local amenities and leave the car at home. I have also made the most of easy access to the footpaths and cycleway in the village allowing me to enjoy the wider local area and countryside."

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Floor Plan

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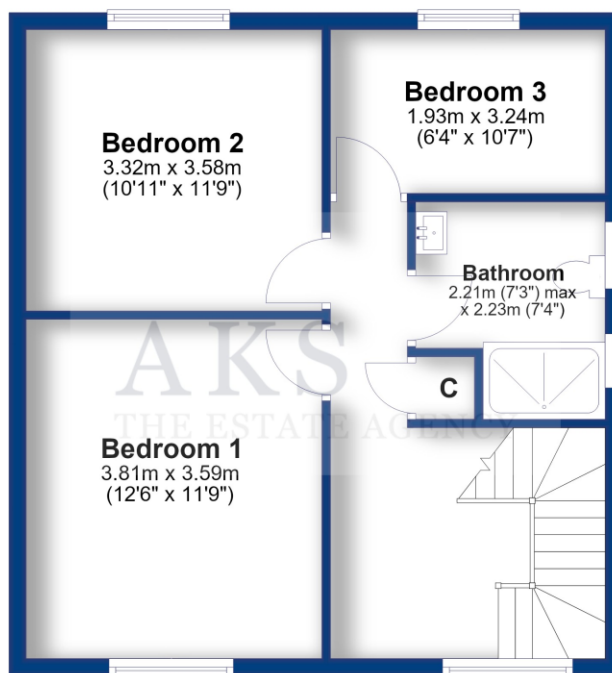
Ground Floor

Approx. 49.1 sq. metres (529.0 sq. feet)



First Floor

Approx. 50.2 sq. metres (540.8 sq. feet)



Total area: approx. 99.4 sq. metres (1069.8 sq. feet)



**Energy
Performance
Certificate**

John Port Close, Etwall

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Key Features:

- 3 BEDROOM DETACHED HOME
- QUIET CUL DE SAC LOCATION
- GARAGE AND DRIVEWAY PARKING FOR 2/3 VEHICLES
- WALKING DISTANCE TO VILLAGE AMENITIES
- SPACIOUS LIVING ROOM DINER
- EPC TBC



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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