



8 Risborrow Close, Etwall, Derbyshire, DE65 6HY

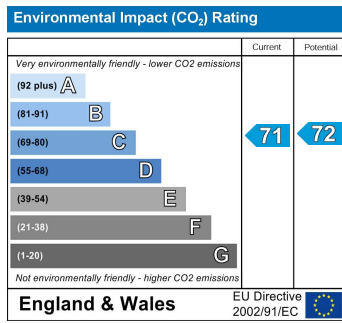
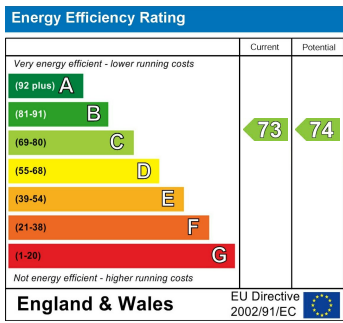


Set on the outskirts of the desirable Derbyshire village of Etwall is Windrush, an individual semi detached family home offering spacious and well presented interiors, four good sized bedrooms, a generous south facing garden plot and attractive countryside views. Having been converted in the early 90s from a former hospital building and benefitts from spacious interiors to suit any growing family. This superb home comprises briefly reception hall, lounge, dining room, breakfast kitchen, conservatory, study, utility and cloakroom to the ground floor, with four bedrooms, a recently refitted master en suite and bathroom to the first floor. Outside, the property benefits from a generous corner plot laid to gardens extending to the front and rear, parking to a private drive and a double garage with electric entrance doors. The property enjoys a pleasant outlook over rural countryside and is serviced by mains gas central heating and double glazing.

The popular village of Etwall is set within picturesque Derbyshire countryside and offers a superb range of amenities including a post office, general store, pubs, a leisure centre and village church, and the excellent school catchment includes Etwall Primary and John Port Secondary School, both of which are located within the village itself. A regular public bus service runs through the village giving access to local towns and cities including Derby city centre and rail travel is available from the nearby Willington and Hatton. The property is ideally located for travel along the A50 and A38 and East Midlands International airport is situation a convenient half an hour drive away.

- Individual Semi Detached Family Home
- Desirable Village Location
- Idyllic Setting Enjoying Countryside Views
- Two Reception Rooms
- Reception Hall, Study & Conservatory
- Breakfast Kitchen, Utility & Cloakroom
- Four Good Sized Bedrooms
- Refitted En Suite & Shower Room
- Double Garage & Parking
- Corner Plot with South Facing Rear Gardens







**General note:** Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**The Property Misdescriptions Act 1991:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.