



Hayes Croft, Willington Road, Etwall, DE65 6NR

 Parker
Hall

Enjoying a tranquil setting on the outskirts of Etwall is this impressive contemporary family home, showcasing extended and substantially high specification interiors, four excellent double bedrooms and an exceptional 0.4 acre south facing garden plot overlooking picturesque surrounding countryside. Having undergone a thorough refurbishment in recent years, this individual link-detached property is finished to an impressive standard and is serviced by an environmentally-conscious Air Source Heat Pump central heating system, solar panels aiding both the heating and hot water system and high grade insulation throughout. The property has received a full rewire and new central heating system (under floor heating to the ground floor), as well as

new windows and a remodel to the interiors to create open plan living much desired in modern day life.

The deceptively spacious interiors comprise briefly reception hall, open plan family kitchen with integral Neff appliances, dining room, sitting room, utility, boot room and pantry, with two double bedrooms and a shower room set to the ground floor. The first floor is home to another double bedroom, second shower room and an impressive master suite, having dressing room, large bedroom and a luxury en suite bathroom. Outside, the double garage and generous driveway provide parking for a number of vehicles and the stunning south facing garden plot extends to an enviable 0.4

acre and is bordered by idyllic countryside.

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 Spencer Academy, both of which are located within the village. 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 situated a convenient half an hour drive away.

- Contemporary Rural Home
- 0.4 Acre Plot enjoying Countryside Views
- Substantially Refurbished to High Spec
- Eco-Friendly Heating Systems
- Two Spacious Reception Rooms
- Open Plan Family Kitchen
- Reception Hall, Utility & Boot Room
- Four Excellent Double Bedrooms
- Stunning Master Suite with Bathroom, Dressing Room & Wardrobes
- Ground & First Floor Shower Room
- Beautiful South Facing Gardens
- Ample Parking & Double Garage
- Air Source Heat Pump, PV & Thermal Solar Panels & Double Glazed
- Tranquil Setting on Outskirts of Village
- Amenities & Schools in Walking Distance



Reception Hall 2.85 x 2.58m (approx. 9'4 x 8'5)

A spacious welcome to this individual home, leading off to the **Inner Hall** and into:

Open Plan Family Kitchen 7.03 x 6.01m (approx. 23'0 x 19'8) – max

A beautifully designed L shaped family space, the **Kitchen** comprises a range of gloss island, wall and base units with quartz worktop over, housing an inset sink and a range of integral Neff appliances including fridge, freezer, dishwasher, oven, combination microwave/oven and induction hob with flush ceiling extractor. There is a breakfast bar to one side and the **Family Room** offers a living area with double doors out to the front gardens. Doors open into the **Garage** and a useful **Boot Room**, having door out to the rear and further access into a walk in **Pantry** which has space for a fridge freezer. The kitchen has tiled flooring throughout, a window to the rear and an opening into:

Dining Room 4.12 x 3.45m (approx. 13'6 x 11'3)

A spacious dining room with window to the side and doors into the **Reception Hall** and:

Lounge 4.99 x 4.88m (approx. 16'4 x 16'0)

Another beautifully presented reception room having a contemporary Scandinavian style wood burning stove and bifold doors to the rear opening out to the south facing terrace and gardens

Utility 3.42 x 2.0m (approx. 11'2 x 6'6)

Fitted with base units housing an inset sink with side drainer and spaces for a washing machine and tumble dryer, with tiled flooring and a door out to the gardens





Stairs rise to the **First Floor Landing** where doors open into a **Walk in Wardrobe** with fitted shelving, to eaves storage and to a large walk in **Airing Cupboard/Plant Room** which houses the pressurised water cylinder and controls for the PV & Thermal Solar Panels. Doors open into:

Master Suite

A most impressive principal suite extends to a generous size and firstly offers this stunning **Dressing Room** 7.01 x 2.72m (approx. 23'0 x 8'11), having a skylight to one side, a window to the other and fitted storage. Opening into:

Master Bedroom 4.59 x 4.59m (approx. 15'0 x 14'10)

A generous double room having windows to the side enjoying rural views, double fitted wardrobes, a fitted climate control Air Con unit and private use of:

En Suite Bathroom 2.6 x 2.35m (approx. 8'6 x 7'8)

Comprising wash basin set to vanity unit, WC, bathtub and oversized double shower, with tiled flooring, electric under floor heating, tiled walls, a heated towel rail, shelving with feature lighting and a skylight

Bedroom Two 5.22 x 2.83m (approx. 17'1 x 9'3)

A spacious double room having windows to two sides, both enjoying stunning countryside views

Shower Room 4.03 x 1.64m (approx. 13'2 x 5'4)

Fitted with a modern suite having wash basin set to vanity unit, WC and walk in shower, with tiled walls and a skylight

To the ground floor, doors from the **Inner Hall** lead off into:

Bedroom Three 4.53 x 3.42m (approx. 14'10 x 11'2)

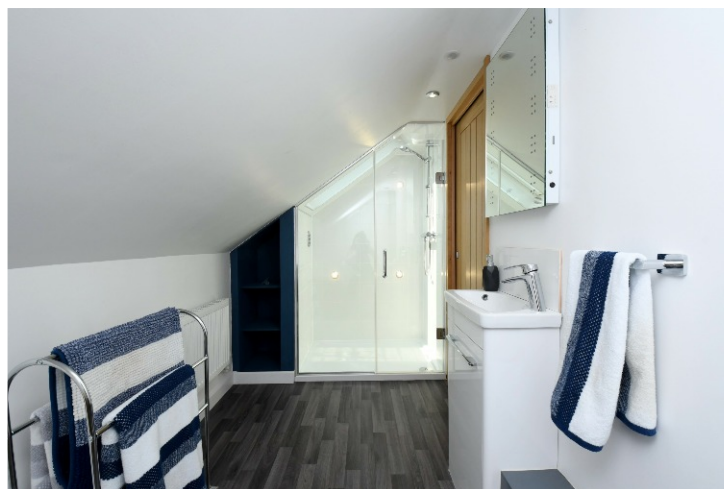
Another generous bedroom having window to the rear, two double fitted wardrobes and a fitted climate control Air Conditioning unit

Bedroom Four 3.44 x 2.94m (approx. 11'3 x 9'7)

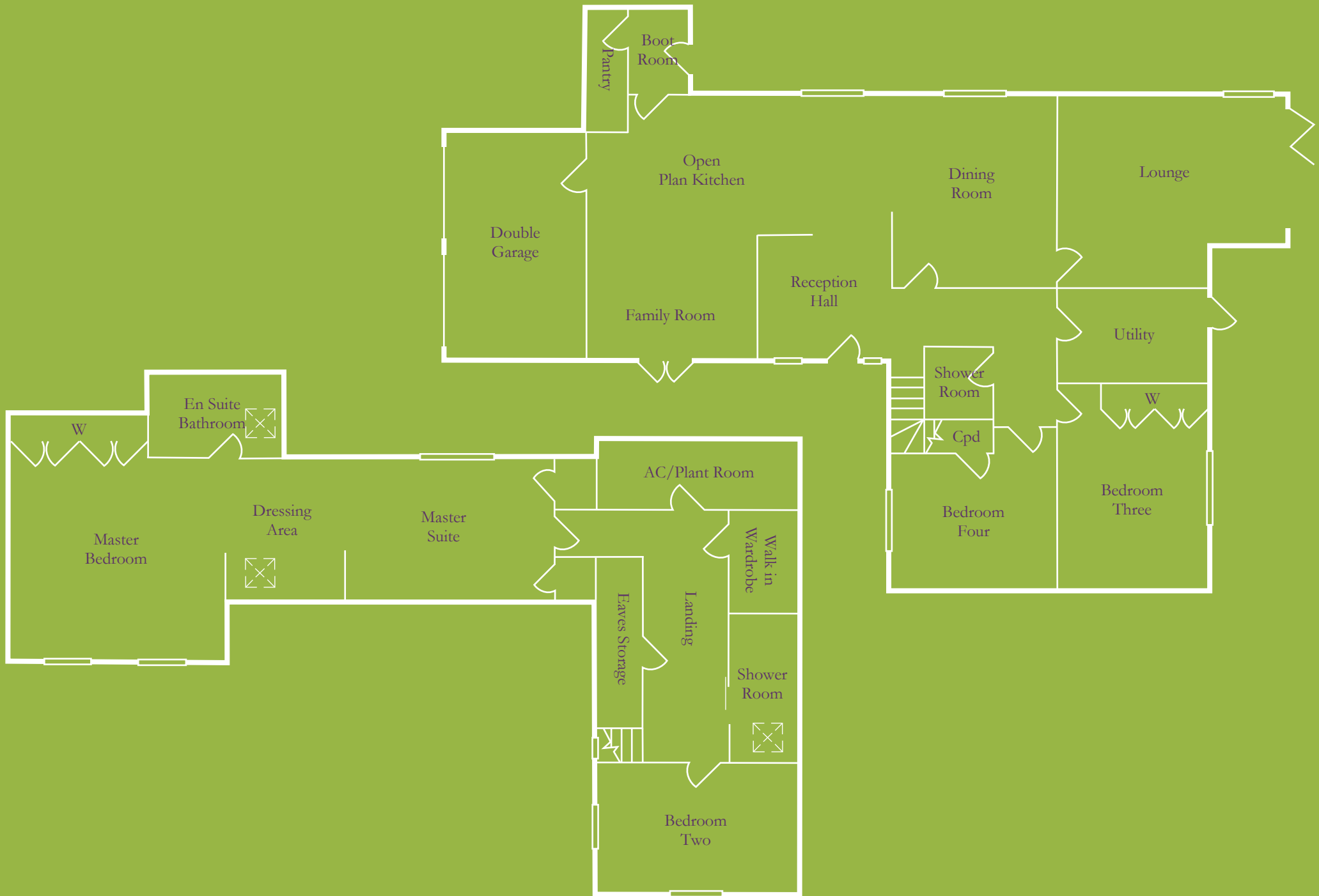
A fourth double room having window to the front and a useful fitted cupboard

Shower Room 1.64 x 1.47m (approx. 5'4 x 4'10)

Comprising wash basin set to vanity unit, WC and shower, with tiled flooring, tiled walls and a heated towel rail









Outside

Hayes Croft is set back the lane beyond a generous frontage laid to well tended gardens and a driveway with parking for numerous vehicles. The garden is bordered by scenic farmland, there is access into the **Double Garage** and a gate leads into the rear gardens

Double Garage 4.99 x 4.88m (approx. 16'4 x 16'0)

With twin up and over entrance doors (one electric), power and sensory lighting

South Facing Gardens

Extending to a superb size, the rear gardens enjoy privacy to all sides and views over surrounding farmland and countryside. A paved terrace leads onto extensive lawns which feature mature foliage and historic trees, and there are power sockets and exterior lights



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

Consumer Protection Regulations: 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.