



The Marsh, Derby Road, Etwall, DE65 6LR



Set in the rural outskirts of Etwall is The Marsh, an exceptional detached countryside home showcasing extended and beautifully refurbished interiors, four bedrooms plus and two bedroom annexe and an established 1.3 acre garden plot. Alongside presenting planning permission for a double storey extension and building plot potential, The Marsh has received substantial upgrades in recent years to include a rewire and new plumbing including radiators to the ground floor, new flush casement windows and exterior doors throughout and a quality refit to the kitchen, utility, cloakroom and bathrooms. In addition to the main property, there is a versatile self-contained annexe offering

potential for multi-generational living, as a guest house or as the base for a home-run business. Presenting a superb standard of finish throughout, The Marsh is serviced by mains gas central heating and double glazed windows.

The central reception hall leads into a spacious lounge with wood burning stove. Also from the hallway is a useful study, a utility and a cloakroom, with the open plan family dining kitchen leading into a versatile second sitting room. To the first floor there are four well proportioned bedrooms serviced by a family bathroom and master ensuite bathroom, with the master bedroom benefitting from a range

of fitted wardrobes. Outside, a walled entrance leads into the block paved driveway where there is parking for a number of vehicles as well as access to the garage. There is gated access beneath the car port leading to the rear of the property and into the established lawned gardens which enjoy complete privacy and offer potential (subject to relevant permissions) for a building plot to one side. Benefitting from separate mains gas central heating, double glazed windows and an independent entrance, the self-contained annexe comprises an entrance hall, dining kitchen, spacious conservatory, two bedrooms and a bathroom.

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, all within a few minutes drive of the property.

The area boasts an excellent school catchment includes Etwall Primary and John Port Spencer Academy, both of which are located in the village. The property is also ideally placed for access to scenic surrounding countryside, and the Peak District National Park can be reached in around 30 minutes.

A regular public bus service runs through the village giving access to local villages, towns and cities including Derby, Tutbury and Burton on Trent and rail travel is available from the nearby Willington and Hatton. The property is ideally located for travel along the A50 and A38 and the International airports of East Midlands, Birmingham and Manchester are situated within a convenient drive.

- Beautifully Presented Detached Home
- Extended and Refurbished Interiors
- Superb 1.3 Acre Plot
- Overlooking Countryside Views
- Two Bedroom Self Contained Annexe
- Planning Granted to Extend Further
- Two Reception Rooms and Study
- Family Dining Kitchen
- Reception Hall, Utility & Cloakroom
- Four Good Sized Bedrooms
- Refitted Ensuite and Family Bathroom
- Ample Parking, Car Port and Garage
- Established Garden and Paddock
- Building Plot Potential (STPP)
- Well Placed for Commuter Routes and Local Amenities

Reception Hall 5.11 x 3.4m (approx. 16'9 x 11'1)
A composite entrance door opens into this spacious hallway, having tiled flooring, stairs rising to the first floor accommodation and glazed doors opening into:



Lounge 5.44 x 5.2m (approx. 17'10 x 17'0)
 A beautifully presented reception room having corner windows overlooking the gardens, bifold doors opening out to the rear and a wood burning stove set to marble hearth

Family Dining Kitchen 8.25 x 3.45m (approx. 27'0 x 11'3)
 Having been extended and remodelled to a superb standard, the **Kitchen** is fitted with a range of gloss full height, wall and base units with complementary work surfaces over, housing an inset sink with side drainer and comprehensive integrated appliances including dishwasher, full height larder fridge, full height larder freezer, Neff induction hob and Neff double ovens. An island units houses additional workspace and storage, and there is a window to the front aspect. Tiled flooring extends into the **Dining Area** which features bifold doors opening out to the rear aspect, full height windows and an Orangery style ceiling lantern. A glazed door opens into:

Snug/Sitting Room 3.65 x 2.68m (approx. 11'11 x 8'9)
 A versatile reception room ideal as a snug, playroom or separate dining room, having dual aspect windows to the front and rear aspects

Study 2.1 x 2.0m (approx. 6'10 x 6'0)
 A useful home office, having a window to the side and tiled flooring

Utility 3.0 x 2.5m (approx. 7'10 x 8'2)
 Refitted with contemporary gloss wall and base units housing an inset sink with side drainer and space for a washing machine. The utility has tiled flooring , a window to the front and a door opening out to the gardens, and a cupboard housing the pressurised hot water cylinder

Cloakroom
 Fitted with wash basin set to vanity unit, WC with concealed cistern and tiled flooring

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		





Stairs rise to the **First Floor Landing** where there is a window to the side and doors open into:

Master Bedroom 4.5 x 4.44m (approx. 14'9 x 14'6)
A generous principal bedroom having a window to the side aspect and a range of fitted wardrobes. With private use of:

Ensuite Bathroom 2.1 x 1.96m (approx. 6'10 x 6'5)
Comprising a modern suite having wash basin fitted to vanity unit, WC and bathtub with shower unit over, with a heated towel rail, an obscured window to the side, LVT flooring and tiled splash backs

Bedroom Two 3.36 x 3.01m (approx. 11'0 x 9'10)
Having a window to the front aspect enjoying a pleasant rural outlook

Bedroom Three 3.28 x 3.01m (approx. 10'9 x 9'10)
A third double room having a window to the front overlooking rural views

Bedroom Four 4.4 x 2.1m (approx. 14'5 x 6'10)
With a window to the rear

Family Bathroom 2.4 x 2.05m (approx. 7'10 x 6'8)
Another contemporary suite comprises wash basin set to vanity unit, WC and bathtub with shower unit over, with tiled splash backs, LVT flooring and an obscured window to the front



Accessed from an independent entrance to the rear is the **Self-contained Annexe**, being ideal for multi-generational living. A door opens into the **Entrance Hall** which in turn leads into:

Dining Kitchen 3.62 x 3.6m (approx. 11'10 x 11'9)
Having fitted wall and base units housing an inset sink with side drainer and integrated appliances including a fridge freezer, gas hob and single oven. There is a window to the side aspect and space for a dining table and chairs, with an opening leading into:

Conservatory 8.67 x 2.9m (approx. 28'5 x 9'6)
A generous living space having windows to three sides and double doors opening out to a private terrace serving the annexe

Bedroom One 3.61 x 3.6m (approx. 11'10 x 11'9)
A double bedroom having dual aspect windows

Bathroom 2.36 x 1.45m (approx. 7'8 x 4'9)
Fitted with a white suite having pedestal wash basin, WC and bathtub with electric shower unit over, with tiled flooring, tiled splash backs and obscured window to the side

Bedroom Two/Gym 3.55 x 1.96m (approx. 11'7 x 6'5)
Having a window to the side and a door opening into a useful **Walk in Store**, having plumbing for a washing machine and tumble dryer, offering potential for conversion into a full utility room for the annexe





Ground Floor



First Floor





Outside

A walled entrance opens into a block paved driveway offering parking for a number of vehicles, as well as access into the **Single Garage** 4.9 x 2.5m (approx. 16'0 x 8'2) via a manual up and over door. Beneath a **Car Port**, gated access leads to the rear of the property where there is additional parking as well as access into the rear garden

1.3 Acre Gardens

Wrapping around the sides and rear of The Marsh are established and secluded gardens, having paved and gravelled terraces and being bordered by fenced boundaries edged with mature trees and foliage. The formal gardens lead onto two further grass paddocks being ideal for smaller livestock, and to the opposite side a separate area of garden offers potential for a building plot (subject to relevant permissions). The property benefits from exterior lighting, power points and water, gated access to the side of the property leads back out to the front aspect and enjoys complete privacy to all sides



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 2014 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.