

Etwall Road

Egginton, Derby, DE65 6GW

John 
German





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£475,000

A superb traditional detached home that has been extended and blends character with contemporary interior. It occupies a substantial garden plot with views, is set within John Port School catchment and has excellent access to the A38 and A50.



Enjoying a lovely semi rural location with countryside views is this traditional detached family home that has been extended from its origins and now offers a spacious and versatile layout set upon a fabulous garden plot. It is within John Port School catchment and is ideally placed for surrounding countryside and access to the A38 and A50. The nearby centres of Derby, village of Etwell and Cathedral City of Lichfield are all within a commutable distance.

Set behind a good expansive driveway providing plentiful parking and a shaped lawn, the front entrance door opens into the hallway with staircase to the first floor.

The lounge is light and spacious with a brick fireplace housing a recessed multi fuel stove and mantel over. A double width doorway opens into the dining room featuring an open fire in an ornate timber surround. Parquet flooring runs throughout the lounge and dining room in an attractive herringbone pattern.

From the dining room is a good sized conservatory with views across the rear garden plus a useful internal door into the garage.

At the heart of the house is a well appointed breakfast kitchen equipped with a range of base and eye level units with contrasting work surfaces over. There is an integrated dishwasher, space for a fridge freezer and we understand the Range cooker and wine cooler are also to be included in the sale. There is practical wooden flooring, ceiling spotlights and a window and French doors overlooking and giving access to the rear garden.

Off the kitchen is a useful side entry/boot room with shower room off fitted with a three-piece suite. There is also a useful utility room with space and plumbing for a washing machine, a window to front.

On the first floor are five bedrooms, the master and bedroom two both have the benefit of fitted wardrobes while bedroom five is currently used as a study. The bathroom is fitted with a suite comprising panelled bath with shower and screen over, wash basin and concealed cistern WC, cupboard housing the gas central heating boiler plus a window to the rear. There is also an additional separate first floor WC with wash basin.

A particular highlight of this home is the rear garden that has a paved terrace and spacious lawn beyond with raised planted bed at the top of the garden plus an additional seating area. As previously mentioned the property has a good sized garden to the front, spacious drive and a good sized garage at the side.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Drainage is via a septic tank. Mains water, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

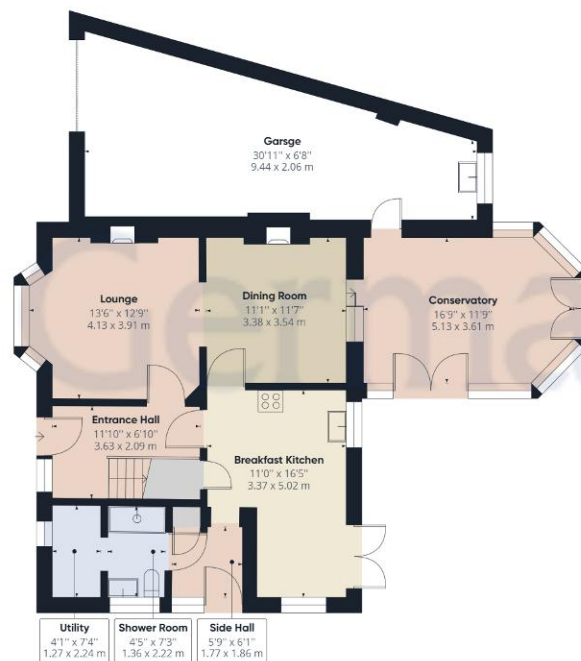
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.southderbyshire.gov.uk

Our Ref: JGA/23062022

Local Authority/Tax Band: South Derbyshire District Council / Tax Band F





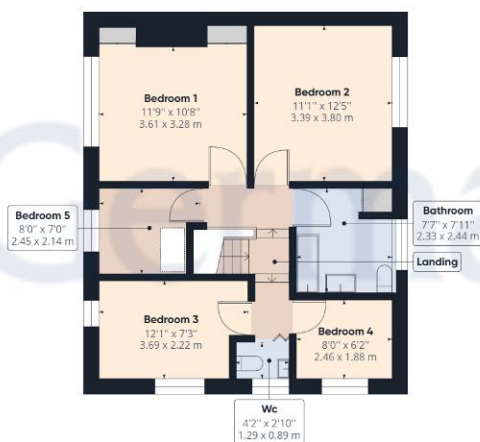


Ground Floor Building 1

Approximate total area⁽¹⁾

1431.84 ft²

133.02 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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