

# Elmhurst

Egginton, Derby, DE65 6HQ



Lovely modern two bedroomed end town house located in the heart of this sought after rural south Derbyshire village, surrounded by countryside but just minutes from the A38 and A50 making it an extremely practical rural retreat. Deceptively spacious layout and pretty, private gardens.

£210,000

John German

Entrance to the property is via an entrance lobby with hanging space for coats leading onto a lovely sitting room overlooking the front garden and greenspaces beyond.

The dining room is open plan to the sitting room with stairs rising to the first floor and an understairs cupboard. Internal windows allow natural light to filter through to the back of the room from the kitchen.

The kitchen is fitted with a comprehensive range of cream base and eye level units with contrasting roll edge worksurfaces, inset sink unit and tiled splashbacks, built in double oven and halogen hob. There is space for a washing machine, dishwasher and fridge freezer, beamed ceiling and tiled floor. A window and glazed entrance door leads into the uPVC double glazed conservatory with a glass roof, French doors opening out onto the rear garden, tiled floor and power connected.

On the first floor landing doors lead off to the two double bedrooms both of which have fitted bedroom furniture and windows to the front and rear respectively.

Completing the first floor is the shower room fitted with a three piece suite comprising low flush WC, pedestal hand wash basin and corner shower enclosure alongside extensive tiling and window to the side.

Outside the property is situated in a lovely cul-de-sac location with a gravelled front garden set with herbaceous shrubs. A tarmaced driveway to the side provides off road parking as well as access to the brick built single garage with power and lighting plus a courtesy door to rear.

There is shared side access to the fully enclosed rear garden which really is lovely and private courtesy of a tree lined back drop. The garden is mainly laid to lawn and well stocked with a range of carefully selected shrubs and bushes providing year round interest and colour.

Our client has further upgraded the property with the installation of solar panels and there is a boarded loft with lighting, accessed via a ladder and trap door.

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

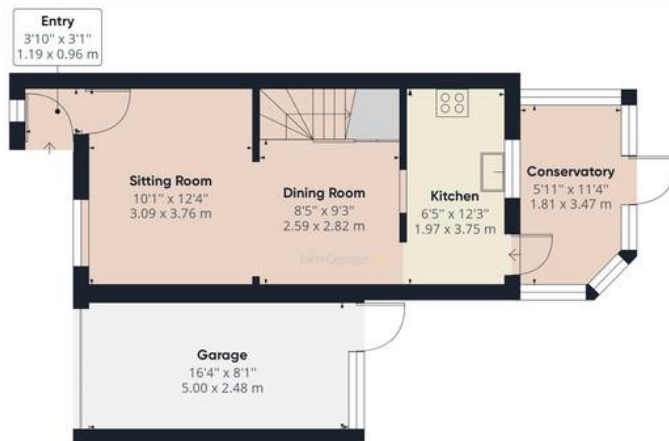
**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)

[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/09052023

**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band B



Ground Floor



Floor 1

John German

Approximate total area<sup>(1)</sup>

812.58 ft<sup>2</sup>

75.49 m<sup>2</sup>

(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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German  
129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244  
burton@johngerman.co.uk

**Agents' Notes**  
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