



Duck Street  
Egginton

Asking Price Of £425,000



# Duck Street Egginton

WITH A BEAUTIFUL VILLAGE LOCATION AND VERY PRIVATE GARDEN TO THE REAR BACKING ONTO FIELDS AND ALLOTMENTS, THIS 4 BEDROOM BUNGALOW IN EGGINTON PROVIDES SPACIOUS LIVING AREAS AND HEAPS OF POTENTIAL.

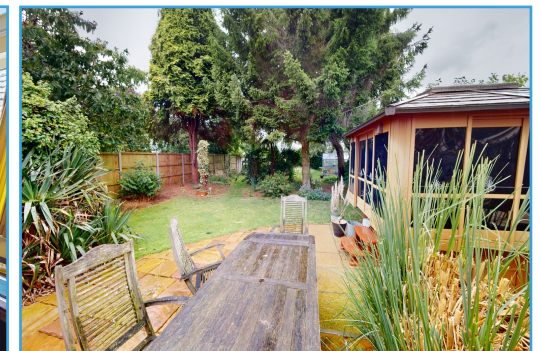
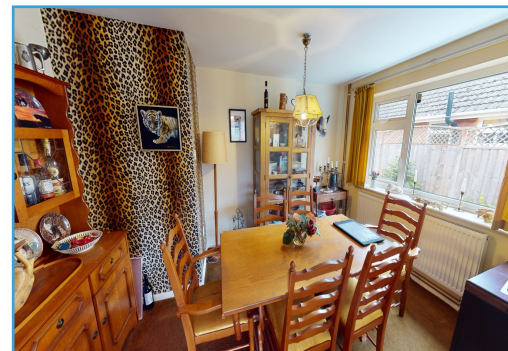
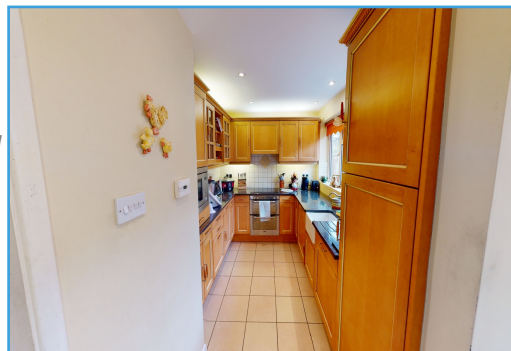
Upon entering the property, there is a spacious porch area perfect for coats and shoes. The porch then leads through to the large open plan living/dining area incorporating a unique feature fireplace and bare stone detail on the archway separating the two spaces. A hallway then leads to the rest of the downstairs rooms. A galley kitchen can be found which includes integrated appliances and plenty of cupboard/worktop space. A door from the kitchen also leads to outside. There is a family bathroom which includes a WC, sink and bath with overhead shower. A guest WC can also be found. There are 4 double bedrooms, 2 of which have fitted wardrobes and all are very spacious. Bedroom 2 even benefits from french doors out into the garden!

Outside to the rear is a beautiful large garden

with trees, shrubs and mature boarders, as well as access to the allotments at the back of the garden and plenty of outdoor furniture. To the front of the property is a garden mainly laid with lawn and bushes nearest the road to provide added privacy. There is also a garage and ample parking for at least 3 vehicles.

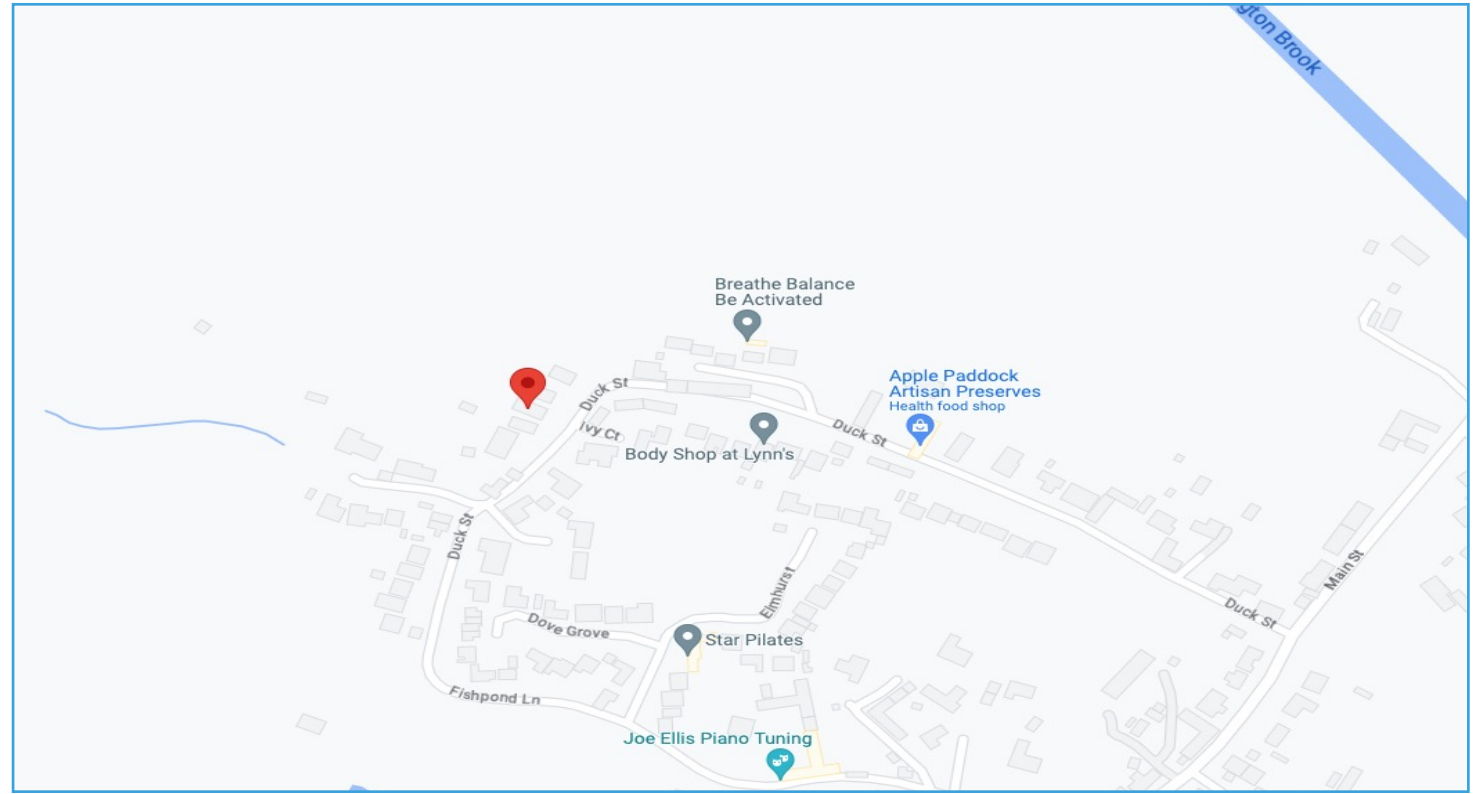
The property is fitted with solar panels which generate an income of around £850 per year as well as giving reduced energy bills.

***Why you'll love this property - With great sized bedrooms, spacious living areas and a beautiful big garden, this property has the potential to be a wonderful family home.***



# Duck Street Egginton

Located between Derby and Burton, Egginton is a beautiful, quiet and rural village. Within the village there is St Wilfred's Church, the village primary school and village hall as well as having the park and playing fields. It is a great location for road links with it being a short drive to the A38 and is just 5 minutes from the A50 and Toyota Island. In the neighbouring village of Etwall there is John Port Academy, the nearest secondary school, as well as a swimming pool and 3G sports pitch.



## EPC Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		100
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



### Help for buyers

To help your purchase go smoothly we can recommend trusted local mortgage advisors and solicitors



### Help for sellers

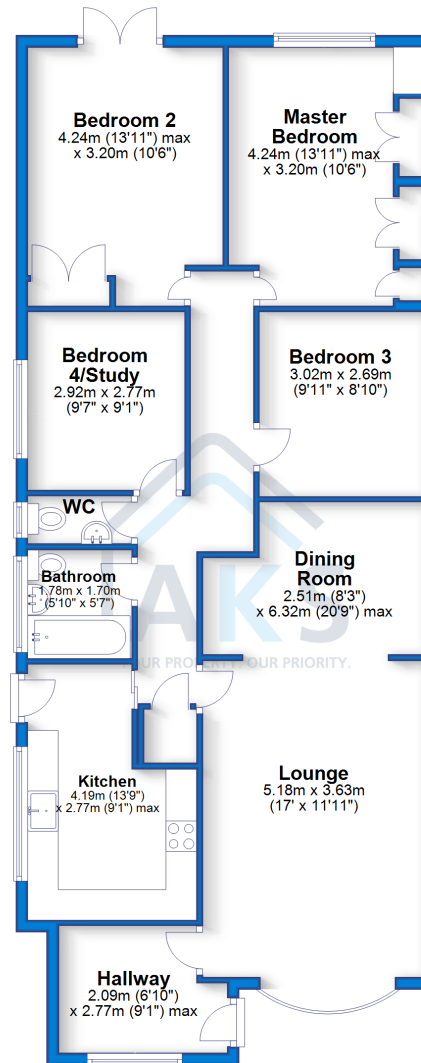
If you're thinking of selling, we'd love to help you.



# The Floor Plan

## Ground Floor

Approx. 102.8 sq. metres (1106.9 sq. feet)



Total area: approx. 102.8 sq. metres (1106.9 sq. feet)

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 The Property Ombudsman



Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.