

# Elmhurst, Egginton

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Asking Price Of  
**£575,000**



This property at a glance:



2



5



3



2



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# Elmhurst, Egginton



## Sam says:

*"Well what a fabulous versatile family home in a fantastic idilic location. I absolutely fell in love with the massive lounge in this home. It is spacious and homely with a beautiful brick fireplace and floor to ceiling windows overlooking the garden! In addition to this it has a great kitchen diner with has space for the whole family to socialise. Also downstairs in the main home there is a lovely hallway with storage for coats and shoes. There is a further breakfast kitchen, a conservatory and a lovely living space, this also doubles up as a bedroom at the moment, has a ground floor shower room and sliding patio doors to the front. There are two staircases to the first floor. The master suite area is fantastic, the bedroom is lovely and light, has a shower room and an area at the top of the stairs which works well as an office space. There is access through to the main house where there are a further three double bedrooms and a family bathroom! Outside the garden is a beautiful space and low maintenance having artificial grass and patio areas. The garden is not overlooked and is private. This makes a great family home and can meet the needs of a variety of families!"*



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**Did you spot...**

The beautiful  
brick fireplace in  
the lounge?



## A message from the seller:

*"Welcome to our beautiful family home in Egginton which has been a very adaptable house throughout the 21 privileged years of living in this stunning farming village. It is with a heavy heart we leave with memories to treasure of a family calling this place home, however it is now time to hand over to a new and growing family who too can enjoy the safety, peace and tranquility of this wonderful place and call it their home."*





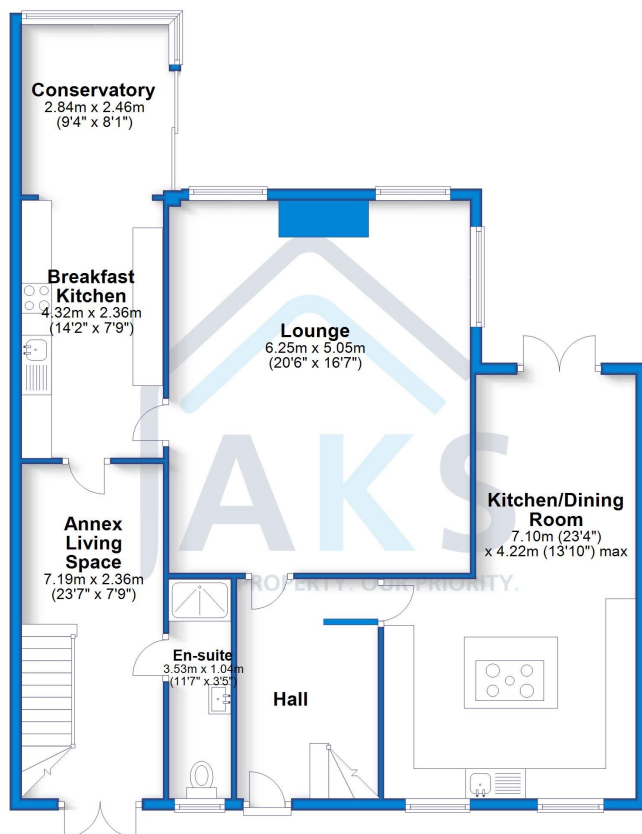
# Floor Plan



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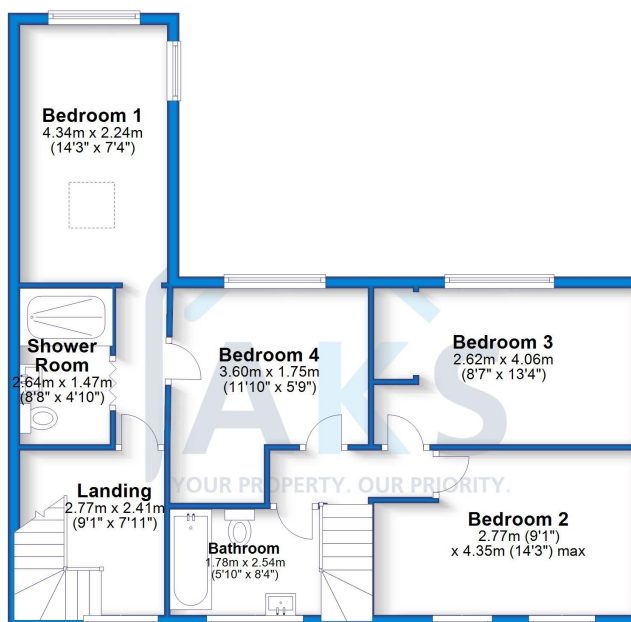
## Ground Floor

Approx. 105.5 sq. metres (1135.8 sq. feet)



## First Floor

Approx. 65.3 sq. metres (702.6 sq. feet)



Total area: approx. 170.8 sq. metres (1838.4 sq. feet)



## Energy Performance Certificate

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



## Key Features:

- ANNEX
- FANTASTIC FAMILY HOME
- GREAT LOCATION
- CUL-DE-SAC POSITION
- BEAUTIFULLY PRESENTED
- PRIVATE GARDEN
- EPC RATING C
- NO UPWARD CHAIN



## About the area:

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.



## Schools:

Egginton Primary School which feeds into John Port Spencer Academy in Etwall



200+ 5 star Google Reviews



Don't miss out on the chance to own this incredible property!

To book a viewing with **Sam** call  
**01332 30 30 30**

Click [here](#) to watch the property video

