

# Etwall Road, Egginton

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Offers in excess of  
£210,000



This property at a glance:



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# Etwall Road, Egginton



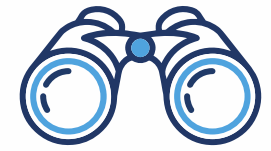
## Mikaela says:

*"It's the location for me with this home. How exciting to be right on the tracks like this! Yet so close to the countryside and just a short drive away from local amenities. The property itself is great, there are two really good sized double bedrooms, one with a great feature fireplace and the other with some handy fitted cupboard space. You walk into the home via the kitchen where you're greeted with a spacious kitchen diner. There's a good sized cosy living room with a feature fireplace off to the side via a little hallway, where there's a useful storage cupboard too. To the other side of the home downstairs, there's a good sized family bathroom which has a WC, sink and a bath with shower over alongside a deceptively spacious utility room which is a real bonus as you don't often get a utility room in a 2 bedroom home. The courtyard and garden area is my favourite feature, it would be a lovely space to relax on some garden furniture and watch the trains go by!"*





# Etwall Road, Egginton



## Did you spot...

This quirky property has 2 double bedrooms and a courtyard garden



## A message from the seller:

*"I have enjoyed living in my quirky cottage. It holds a welcoming atmosphere and a true sense of history. The beautiful areas to walk around Etwall and Egginton are abundant and something I have enjoyed in all seasons."*





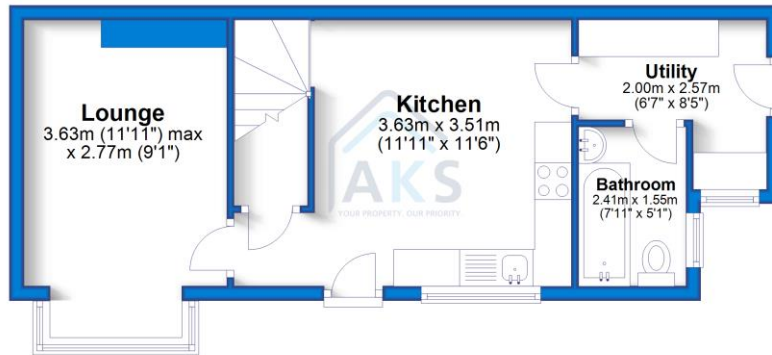
# Floor Plan



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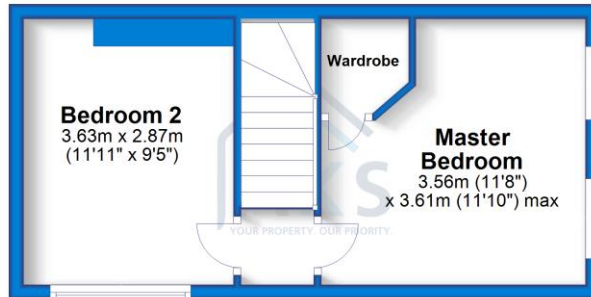
## Ground Floor

Approx. 36.6 sq. metres (393.4 sq. feet)



## First Floor

Approx. 27.9 sq. metres (300.1 sq. feet)



Total area: approx. 64.4 sq. metres (693.5 sq. feet)



# Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





200+ 5 star Google Reviews



## Key Features:

- BATHROOM WITH WHITE THREE PIECE SUITE & SHOWER
- LOW MAINTENANCE GARDEN WITH PATIO AREA AND ARTIFICIAL TURF
- PARKING FOR TWO VEHICLES
- TWO BEDROOM SEMI DETACHED COTTAGE
- DINING KITCHEN WITH ELECTRIC OVEN & HOB
- SPACIOUS LOUNGE WITH FEATURE FIREPLACE



## About the area:

Etwell and Egginton are both nearby to this property, the traditional village of Etwell is fantastic family village and has something for everyone. Also, within the village there is a park and football pitches, a cricket club, Post Office, News Agents and several pubs as well as a restaurant. The buses which run through the village provide a service which goes to other local villages as well as into Derby City Centre and Burton Town Centre. Nearby 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. There is easy access to major road links with the A38 and A50 both just a couple of minutes' drive from the property and the A516 to Derby.



## Schools:

There is Etwell Primary School and John Port Academy within the village making it an ideal location for families.



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

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

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

