

# Egginton Road, Etwall

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Offers in excess of  
£210,000



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This property at a glance:



1



3



1



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**Mikaela says:**

"This is a really fantastic project opportunity and I can really see how this would be a lovely family home. Outside to the front, there's a green space which really makes the front feel open and not overlooked. There's also side by side driveway parking which is great. Inside, the hallway is a bright space which offers under stairs storage and leads through into the downstairs rooms. To the front, there's a spacious living room with a lovely big bay window. To the rear is the kitchen diner which is a fantastic space that spans the width of the house, offering plenty of room for a big family dining area and sliding doors into a spacious and larger than average conservatory. Upstairs you'll find two double bedrooms with plenty of room for furniture and a single room to the front of the home, as well as the family bathroom. The icing on the cake with this home is most definitely the garden. Not only is it a spacious area with a large patio, plenty of grass and areas for storage, there are field views beyond, making this a peaceful, private and open space. Although there's work to be done here, the potential is terrific and the location is ideal"

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## Did you spot...

This great project opportunity has views over open countryside to the rear



## A message from the seller:

"Over the last 40 years I have spent many evenings enjoying the views to the rear and sunsets over the field. The house has been a pleasure to live in and cheap to run. It is also a very convenient location for the village and its amenities. Communication routes to the M1 and M6 and A38 into Birmingham etc are excellent."

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# Floor Plan

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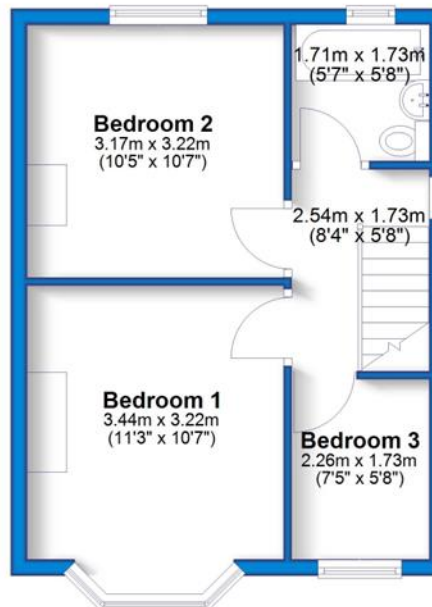
## Ground Floor

Approx. 47.8 sq. metres (514.8 sq. feet)



## First Floor

Approx. 34.1 sq. metres (367.3 sq. feet)



**Energy  
Performance  
Certificate**

Total area: approx. 82.0 sq. metres (882.2 sq. feet)

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## Key Features:

- FANTASTIC PROJECT OPPORTUNITY
- SIDE BY SIDE DRIVEWAY PARKING
- BEAUTIFUL FIELD VIEWS TO THE REAR
- 2 DOUBLE BEDROOMS AND 1 SINGLE
- GOOD SIZED KITCHEN DINER AND LARGE CONSERVATORY
- GREAT SIZE GARDEN WITH LARGE PATIO



## About the area:

The traditional village of Etwall 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. It has easy access to major road links with the A38 and A50 both just a couple of minutes' drive from the village and the A516 to Derby.



## Schools:

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



300+ 5 star Google Reviews



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



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