

# Elmhurst, Egginton

aksresidential.com

£569,000



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This property at a glance:



# Elmhurst, Egginton



## Sam says:

“From the moment I arrived, this home made a wonderful impression. The drive through the charming village of Egginton leads you to the the house, fully rendered and enhanced with new windows and doors, giving it a fresh, modern exterior. As I stepped inside, the entrance hall immediately set the standard for the rest of the home. With floor-to-ceiling windows and a striking glass staircase allowing natural light to pour in, creating a bright, welcoming atmosphere. The new oak doors complement the contemporary feel beautifully, offering access to all the ground floor rooms.

For me the standout feature is undoubtedly the stunning kitchen–dining–living space at the rear of the home. The open-plan area is incredibly spacious and adaptable perfect for enjoying a morning coffee at the breakfast bar, gathering around the dining table for family meals, or unwinding in the extended living area. The kitchen itself is fully fitted with integrated appliances, giving the whole space a sleek, seamless finish. I think the wood flooring is a great choice for such a large space, meaning you can open those bi-fold doors to merge the indoor and outdoor living space. The addition of the roof lantern in the extension floods the room with natural light, creating a bright and inviting atmosphere throughout the day.

I think the remaining downstairs rooms have been thoughtfully designed to maximise practicality and comfort. At the front of the home sits a welcoming living room, complete with a feature fireplace that creates a great focal point. The dedicated office is the ideal workspace for working from home, allowing you to close the door and enjoy privacy away from the main living areas, with the convenience of a WC located just next door. A separate utility room provides excellent functionality, with under-counter space for two washing appliances, along with additional storage for coats and shoes. A glazed door fills the room with natural light, giving it a bright, airy feel while also providing easy access to the side of the house.

Upstairs has four generous double bedrooms, providing excellent space for the whole family. I found the main bedroom particularly impressive, featuring a newly fitted en-suite shower room that creates a calm retreat at the end of a busy day.

The main bathroom has also been modernised, complete with a contemporary three-piece suite and an overhead shower, making it a practical and stylish space for everyday use.

The garden is a wonderful extension of the home — peaceful, private, and designed for easy outdoor living. A generous patio area offers the ideal spot for seating or dining, while the lawn provides additional space for relaxation or play. It's a beautifully kept outdoor area that complements the home perfectly. This really is a lovely property that's ready for you to move straight into and start enjoying from day one!”



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**Did you spot...**

This beautiful modernised home is located in a quiet cul de sac



## A message from the seller:

"Welcome to our family home, my wife and I have lived here for over 26 years, in fact our children were aged 6, 8 and 10 when we moved into the house, over the years we have created some very special memories, not to mention some memorable family celebrations. You will find there are some wonderful walks nearby, special village events, and a real community feel. Although we have been here for over 26 years, we are still considered the new kids on the block by our neighbours. So, you are probably asking yourselves, "Why are we selling", honestly, one word really "Retirement", the start of a new adventure, time for my wife and I to travel, watch our 8 grandchildren grow up and continue to add to the wonderful memories we already have. We wish the new owners of 40 Elmhurst Egginton the same amount of fun, laughter, and special memories that the house has brought us".

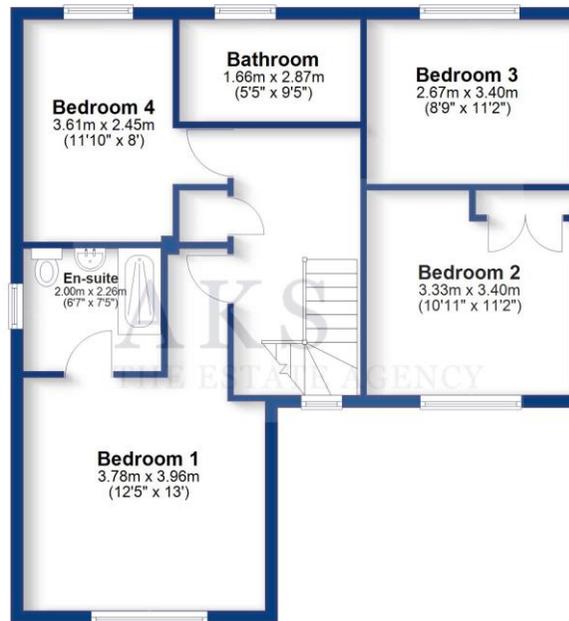
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# Floor Plan

**Ground Floor**  
Approx. 95.9 sq. metres (1032.5 sq. feet)



**First Floor**  
Approx. 68.7 sq. metres (739.2 sq. feet)



Total area: approx. 164.6 sq. metres (1771.7 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>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	64	
(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	

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★★★★★  
300+ 5 star Google Reviews



## Key Features:

- FOUR GENEROUS DOUBLE BEDROOMS
- REAR EXTENSION WITH OPEN PLAN KITCHEN-DINING-LIVING SPACE
- MODERNISED THROUGHOUT
- HANDY UTILITY AND DOWNSTAIRS WC
- QUIET CUL-DE-SAC LOCATION IN A SEMI-RURAL VILLAGE
- GREAT KERB APPEAL WITH RENDERED EXTERIOR AND UPDATED WINDOWS AND DOORS
- EPC TBC



## 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:

Within the village there is a Primary School and John Port Academy Secondary School is in the nearby village of Etwall.



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



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