



61 Egginton Road (S), Etwell, Derby, Derbyshire, DE65 6LE

£210,000

Scofield Stone are proud to present 'For Sale' this IMMACULATELY PRESENTED THREE BEDROOM END TERRACE property with LOFT CONVERSION in the sought after village location of Etwell. The property is ideally located, with local amenities and excellent travel links and bus routes. Accommodation in brief comprises of; entrance hallway, open plan kitchen/diner and lounge. To the first floor, two bedroom and a family bathroom and to the top floor the main bedroom and separate shower room. The property also benefits from a private rear garden and spacious front garden. VIEWING IS ESSENTIAL to appreciate what this family home has to offer.



Mickleover: 01332 511000

Hilton: 01283 777100

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Entrance Hall

Having a uPVC part double glazed door to the front aspect, radiator, telephone point, under stairs cupboard, a uPVC double glazed window to the side aspect and a staircase leading to the first floor.

Lounge

18'3" x 11'7" (5.58m x 3.55m)



With laminate flooring, uPVC double glazed windows to the front and rear aspects, two radiators, television point and door leading to;

Open Plan Kitchen Diner

25'9" x 9'3" max (7.87m x 2.84m max)



Kitchen Area:

Fitted with a range of wall, base and drawer units, roll top work surface, composite sink and drainer with mixer tap, integrated electric oven, inset gas hob with extractor fan over, integrated dishwasher, space for an upright fridge freezer, radiator, combination boiler, under stairs pantry and ceramic tiled flooring.

Dining Area



Having ceramic tiled flooring uPVC double glazed windows to the rear and side aspects, uPVC double glazed French doors to the side aspect and a uPVC double glazed door to the side aspect.

First Floor Landing

Neutrally decorated with a uPVC double glazed window to the side and front aspect, radiator, stairs to the second floor and doors off to;

Bedroom Two

11'10" x 9'1" max (3.63m x 2.79m max)



Having a uPVC double glazed window to the front aspect and radiator.

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Bedroom Three

11'10" x 8'9" max (3.63m x 2.69m max)



Having a uPVC double glazed window to the rear aspect, radiator and a television point.

Bathroom



Fully tiled and fitted with a white four piece suite comprising of wall mounted hand wash basin, low level WC, panelled bath with mixer, shower cubicle with direct shower over, radiator, extractor fan uPVC double glazed window to the rear aspect.

Second Floor Landing

With doors off to;

Bedroom One

15'7" max x 17'11" height restricted (4.77m max x 5.48 height restricted)



Neutrally decorated with a uPVC double glazed window to the rear aspect, tv point and radiator.

Shower Room



Fully tiled and fitted with a three-piece suite comprising of pedestal hand wash basin, low level WC, shower cubicle with shower over, radiator, extractor fan and uPVC double glazed window to the rear aspect

Outside Front

To the front of the property can be found a substantial fore lawn area with plantings and shrubbery.

Outside Rear

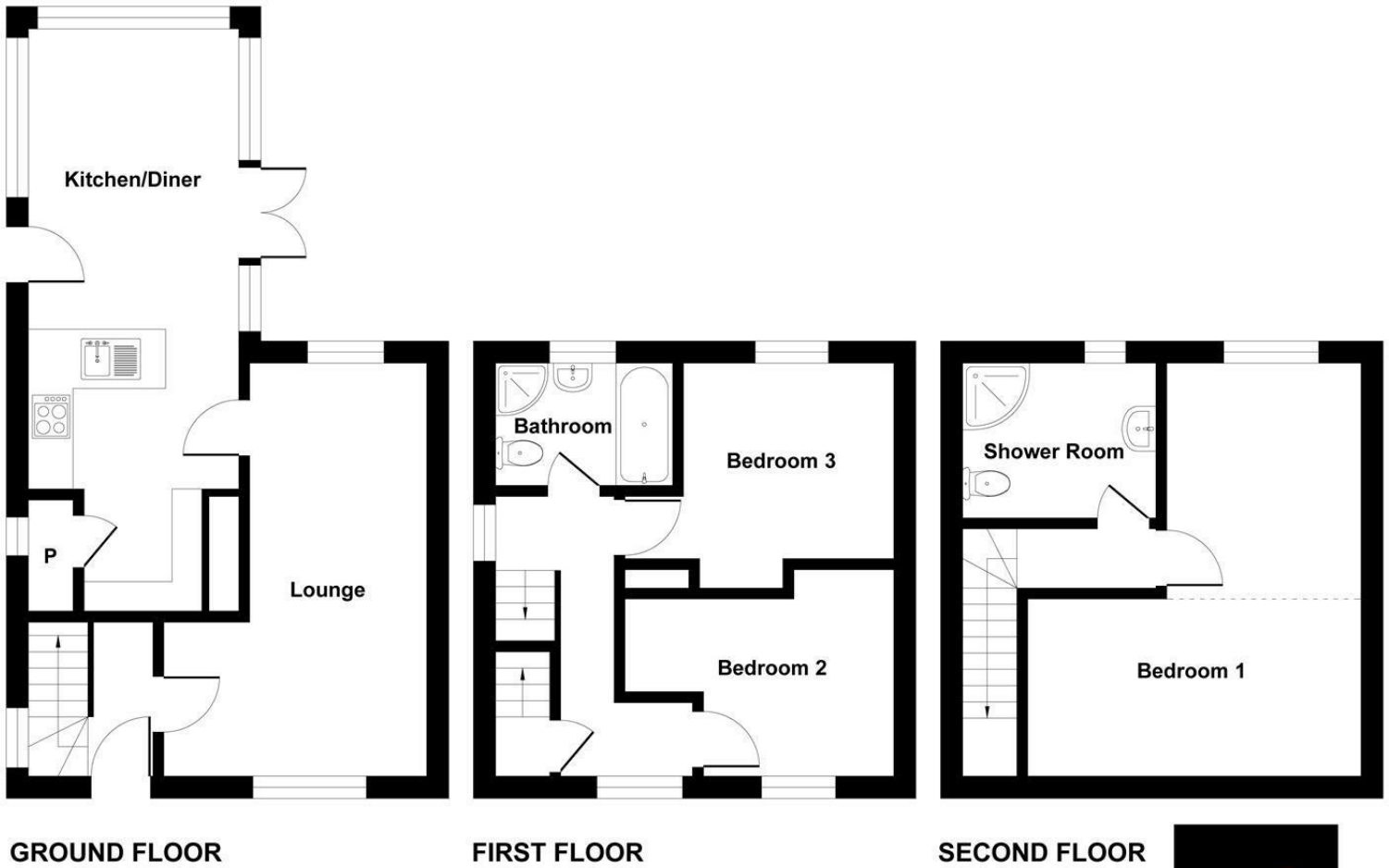


A generous garden to the rear of the property mostly laid to lawn with a patio area with fence and hedge boundaries.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

61 Egginton Road



Not to Scale. Produced by The Plan Portal 2020
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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 & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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