

# Greenacres, Egginton

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Offers in excess of  
**£425,000**



This property at a glance:



2



5



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# Greenacres, Egginton



## Sam says:

*"I adore the location and plot of this property. It is surrounded by fields to the back and to the front, and has a great sized front garden with plenty of driveway parking and a garage. The space downstairs works really well for families, the lounge through diner is a practical open space which then also opens up into the large conservatory. The breakfast kitchen has been modernised and has doors out on to the beautiful garden. There is a utility room for convenience along with a downstairs shower room which is fab if you have dogs coming in with muddy paws! Upstairs there are three double bedrooms and two single bedrooms, There is a family bathroom and there is an extra WC upstairs. The garden is a beautiful space, with a large patio area and grass, there is a potting shed with electricity and a light and also a raised seating area. The garden is so peaceful! This is a wonderful home."*



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**Did you spot...**

The beautiful  
views to the front  
and to the  
back?



## A message from the seller:

*"This house was the perfect place for my children to grow up, a safe area and plenty of places to play in the gardens. The neighbours are welcoming and so helpful I have made life long friends in them. My children have loved growing up here, so many birthday party's with children running wild and knowing that once that front gate it closed they are safe. The open fields behind have been prefect for family walks and taking the dogs out to burn off some energy. This house has seen fun and laughter, a safe haven for our children and their friends also a party house for friends to gather together with plenty of space."*



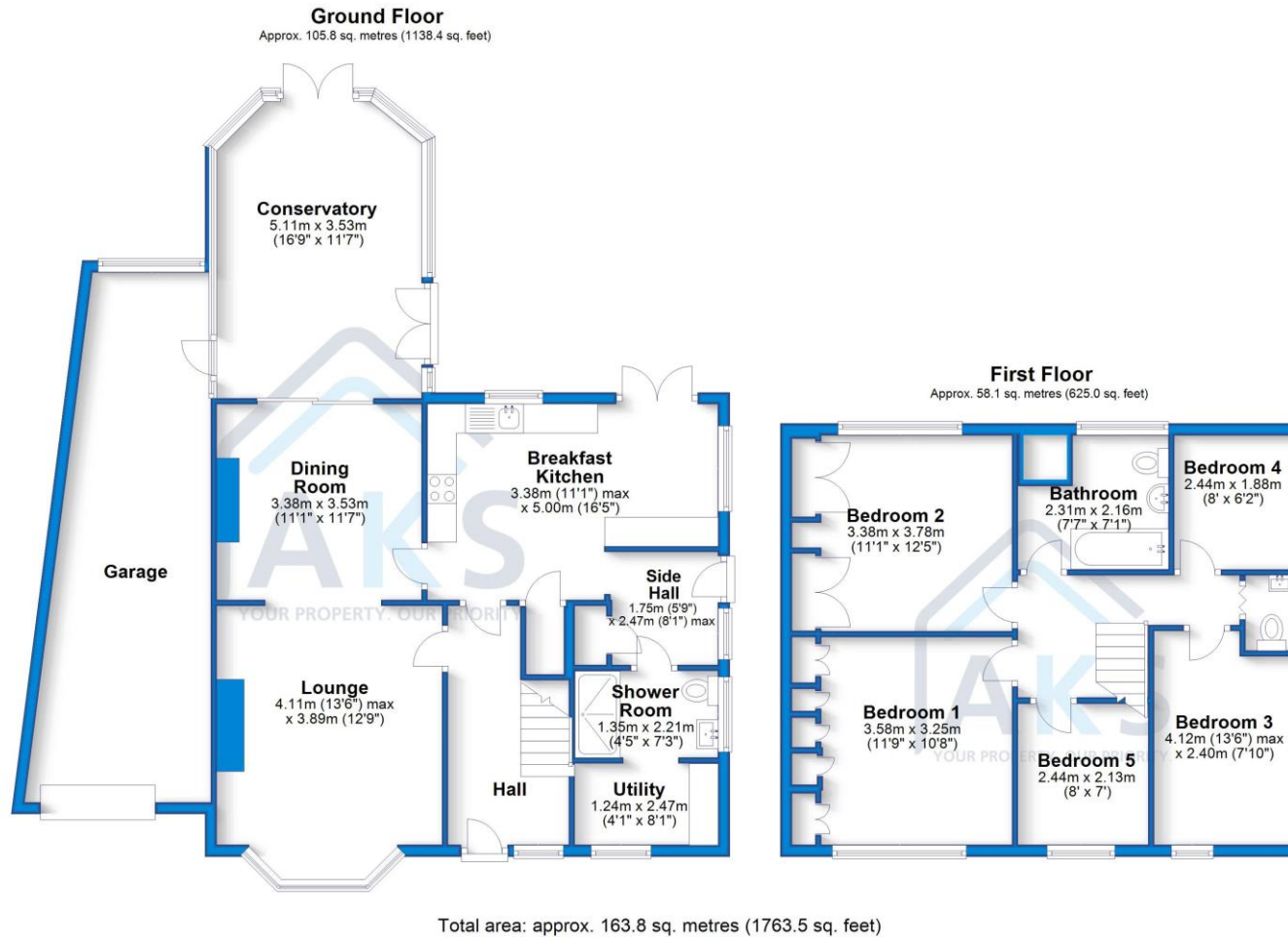




# Floor Plan



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## Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## Key Features:

- LARGE PLOT
- FIVE BEDROOMS
- DOWNSTAIRS SHOWER ROOM
- GREAT LOCATION
- LOG BURNER
- LARGE CONSERVATORY



## 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



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**

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