

Elmhurst, Egginton

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Offers in the region of
£375,000



This property at a glance:



2



3



1



5



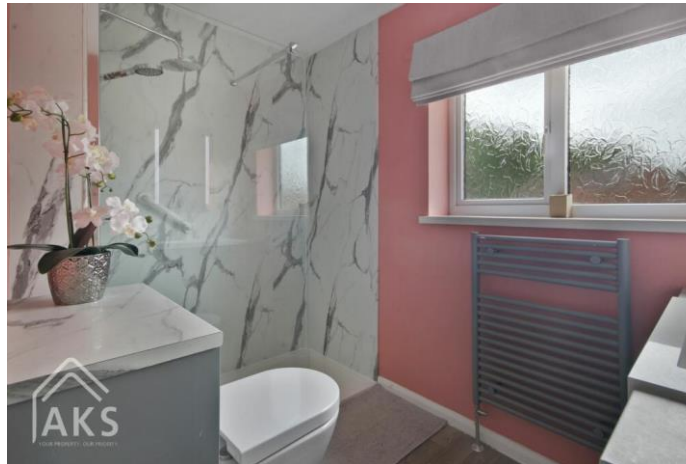
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Watch the video



Elmhurst, Egginton



Sam says:

"This home has the most comforting, homely feel. It is situated in a lovely location, close to fields and beautiful walks. Inside the home, I really loved the lounge due to it being to the back of the home, overlooking the most serene garden. It has patio doors and a large window bringing the outdoors in. There is a lovely breakfast kitchen, a dining room which also has doors to the garden, a downstairs WC and what is great about this home is the amount of storage it has. Upstairs, there are three great sized bedrooms and a newly fitted modern shower room. Outside to the front there is parking for three cars and a 34ft garage!! The back garden is stunning with mature borders, two patio areas and plenty of lawn. It really is a wonderful outdoor space to relax. This will make a fantastic family home!"



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Elmhurst, Egginton



Did you spot...

The stepping stones on the grass?



A message from the seller:

"This house has been the heart of our family for over 20 years. The walls are full of memories of new born babies, grandchildren laughing and playing in the garden, and the adults relaxing and soaking up the atmosphere. The garden has been a haven for the birds, and it has been fascinating to watch the squirrels manoeuvre themselves to steal from the bird feeders. Egginton is a safe green haven, just 10 minutes from Derby and Burton, and it is a great village for young families or anyone who would like to have a home in a village location that is still close to all amenities. We hope that this house continues to provide warmth and safety for another lucky family."





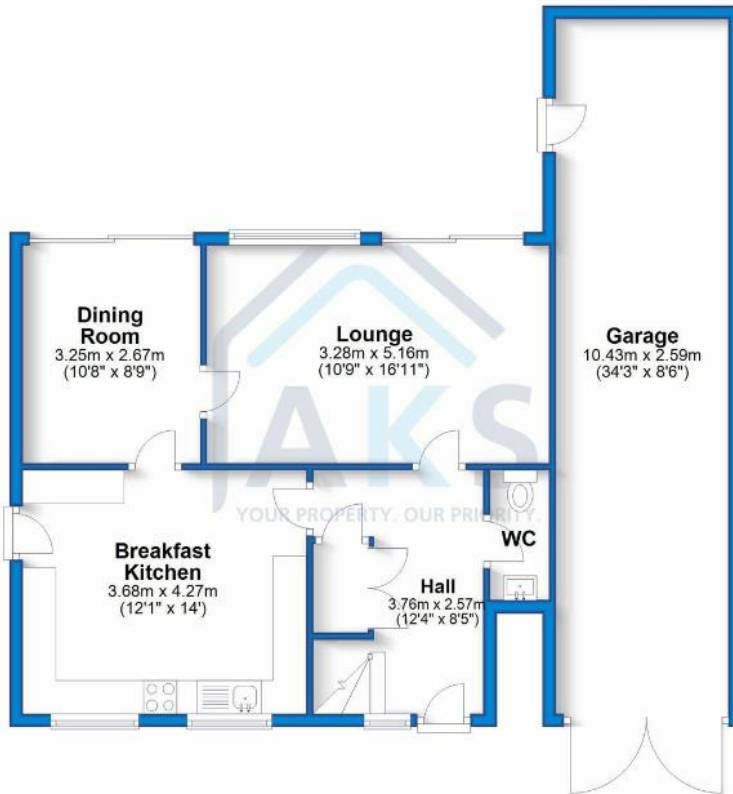
Floor Plan



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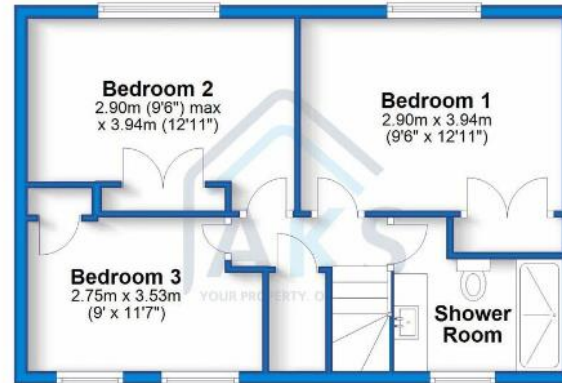
Ground Floor

Approx. 81.9 sq. metres (882.0 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.6 sq. feet)



Energy Performance Certificate

Total area: approx. 124.4 sq. metres (1338.6 sq. feet)



200+ 5 star Google Reviews



Key Features:

- NO UPWARD CHAIN
- BEAUTIFUL LOCATION
- 34ft GARAGE
- BREAKFAST KITCHEN
- THREE DOUBLE BEDROOMS
- PLENTY OF STORAGE
- EPC RATING C



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.



Schools:

There is one primary school located in Egginton. . 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.



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

