



## 37 Egginton Road Etwall, Derby, DE65 6NP

\*\*\*\* PART EXCHANGE AVAILABLE \*\*\*\* PLENTY OF HIGH SPECIFICATION UPGRADES \*\*\*\* VERY IMPRESSIVE EXECUTIVE HOME ON AN EXCLUSIVE DEVELOPMENT. Set in a beautiful position and on a large plot with open green space to the front and side elevations. Well proportioned and high specification family property offering a reception hallway, guest cloakroom, lounge with bay window and an open plan living and dining kitchen with utility and a boot room. The kitchen is beautifully fitted with granite work surfaces and a full range of built in appliances. The first floor offers five double bedrooms, master with a dressing room and en suite, further en suite shower room and a family bathroom with both bath and enclosed shower. Detached double garage with ample parking. Contact Abode 01283 845888 to arrange a viewing appointment, plot and showhome available of The Blenheim.

£820,000

# 37 Egginton Road

## Etwall, Derby, DE65 6NP



- PART EXCHANGE AVAILABLE
- PRIME POSITION ON AN EXCLUSIVE DEVELOPMENT
- TWO RECEPTION ROOMS
- DETACHED DOUBLE GARAGE
- HIGH SPECIFICATION AND UPGRADES THROUGHOUT
- IMPRESSIVE PLOT
- FIVE BEDROOMS & TWO EN SUITES
- AVAILABLE IMMEDIATELY
- OPEN PLAN LIVING & DINING KITCHEN WITH BI-FOLD DOORS ONTO THE GARDEN
- MASTER BEDROOM WITH DRESSING ROOM

RECEPTION HALL

CLOAKROOM

LOUNGE

17'11 x 13'0 (5.46m x 3.96m)

DINING ROOM/FAMILY ROOM

13'0 x 11'8 (3.96m x 3.56m)

OPEN PLAN LIVING & DINING  
KITCHEN

KITCHEN DINER

27'8 x 12'4 (8.43m x 3.76m)

LIVING SPACE

13'0 x 12'4 (3.96m x 3.76m)

UTILITY ROOM & BOOT ROOM

12'2 x 6'0 (3.71m x 1.83m)

FIRST FLOOR LANDING

MASTER BEDROOM

14'10 x 13'0 (4.52m x 3.96m)

DRESSING ROOM

8'0 x 6'9 (2.44m x 2.06m)

EN SUITE

8'3 x 7'6 (2.51m x 2.29m)

BEDROOM 2

13'0 x 10'5 (3.96m x 3.18m)

EN SUITE

8'10 x 3'11 (2.69m x 1.19m)

BEDROOM 3

15'9 x 8'9 (4.80m x 2.67m)

BEDROOM 4

12'7 x 10'8 (3.84m x 3.25m)

BEDROOM 5

12'4 x 8'6 (3.76m x 2.59m)

BATHROOM

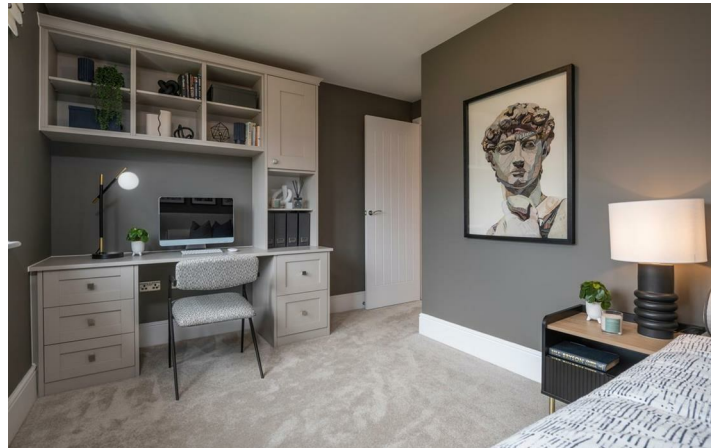
8'10 x 7'1 (2.69m x 2.16m)

DOUBLE GARAGE

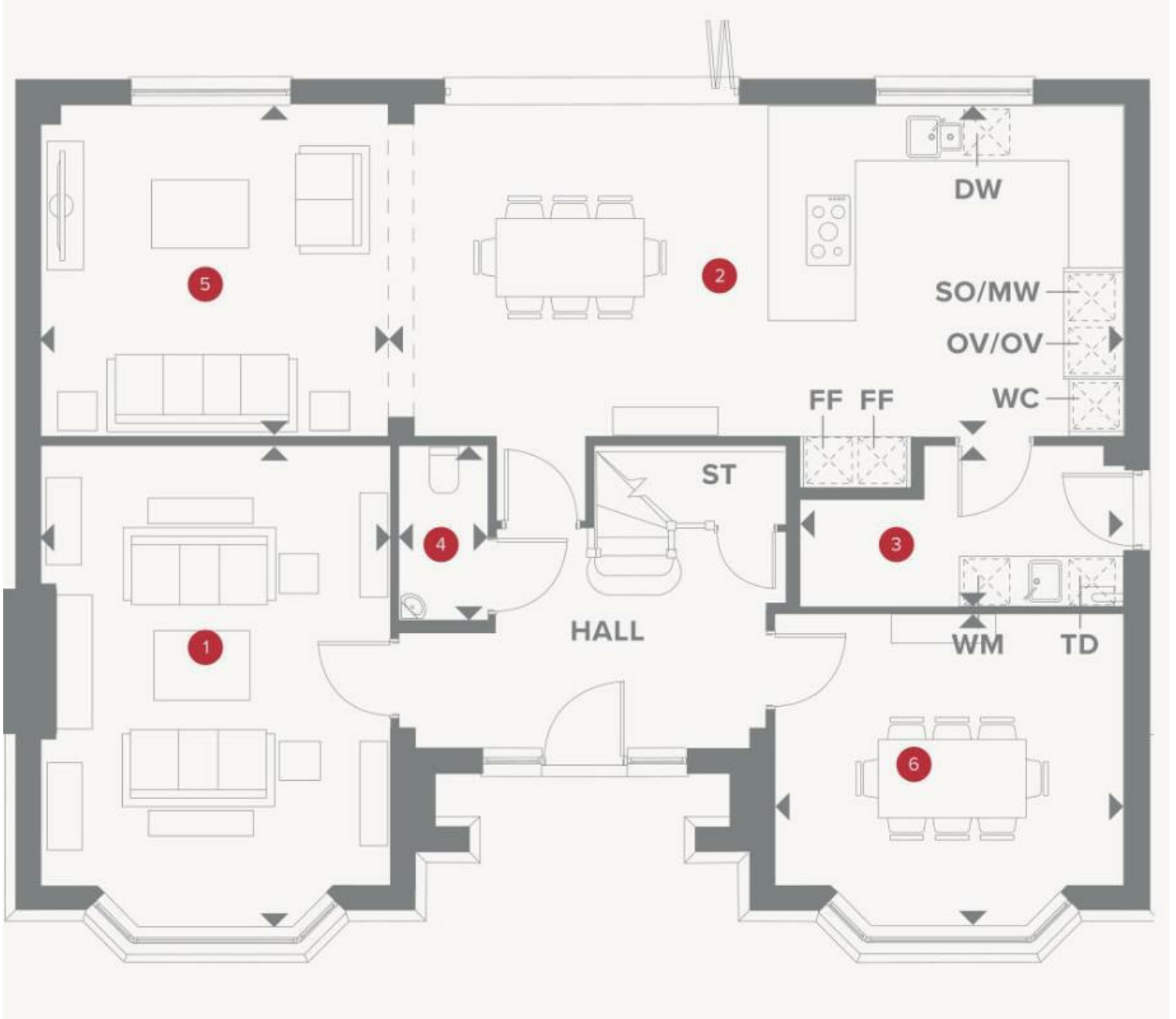
NOTE



Directions



Floor Plan



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(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	