



Guide Price £200,000

3 Bedroom End of Terrace House for sale  
20 DOVE GROVE, EGGINTON, DERBY



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## Overview

Charming Three-Bedroom Home in Picturesque Egginton – No Upward Chain. Nestled in the sought-after hamlet of Egginton, this beautifully presented three-bedroom home is the perfect blend of modern comfort and village charm. For sale by Modern Method of Auction with immediate possession and no upward chain.



## Key Features

- Chain Free
- Open Plan Living
- Rural Views
- Three Double Bedrooms
- Close to Excellent Local Transport Links
- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply













## Charming Three-Bedroom Home in Picturesque Egginton – No Upward Chain

Nestled in the sought-after hamlet of Egginton, this beautifully presented three-bedroom home is the perfect blend of modern comfort and village charm. For sale by Modern Method of Auction with immediate possession and no upward chain.

### Accommodation

Stepping through the entrance porch, you are welcomed into a spacious and inviting lounge/dining room, perfect for relaxation or entertaining. Natural light floods through the dual aspect windows, and the space benefits from understairs storage.

The stylish fitted kitchen is thoughtfully designed with high-gloss cabinetry, granite work surfaces, and integrated four-burner gas hob, electric oven, and canopy extractor hood. A door to the rear provides direct access to the tranquil garden – a peaceful outdoor retreat with a west-facing aspect.

### First Floor

The first-floor landing leads to three well-proportioned double bedrooms. The master bedroom benefits from a recessed airing cupboard and a large front-facing window, while bedroom two enjoys dual-aspect windows with stunning views over rolling farmland. Bedroom three features a built-in wardrobe and another picturesque view of the countryside.

The family bathroom is fitted with a modern white three-piece suite, including a panelled bath with a Mira electric shower, pedestal wash hand basin, and low-flush WC. Stylish ceramic tiled walls and a wood-effect laminate floor complete



the space.

### Outdoor Space & Garage

Situated on a cul-de-sac in a highly regarded village, this home enjoys a charming front garden with a concrete printed driveway, providing ample parking and leading to the attached garage with power, lighting. To the rear, the private landscaped garden features a shaped lawn, mature shrub borders, a decked sun terrace, and a patio area, perfect for alfresco dining or soaking up the evening sun. A large timber workshop with an outside electric point adds further practicality to this versatile outdoor space.

### Location & Lifestyle

Egginton offers the perfect blend of semi-rural tranquillity and convenient access to major transport links. The village itself boasts a primary school, St. Wilfrid's Church, a playing field, and allotments, while nearby Etwall (just 3 miles away) provides additional amenities, including shops, a leisure centre, and a library. The bustling towns of Burton upon Trent and Derby are within easy reach for more extensive shopping and entertainment options.

Commuters will appreciate excellent road connections via the A50 and A38, linking to the M1 and M6 motorways. Direct rail services to London are accessible from Derby and Lichfield, while East Midlands and Birmingham Airports are also within convenient distance.

### Education & Nearby Attractions

Families will find a superb selection of schools, including the local Egginton Primary School and the highly regarded John Port School in nearby Etwall. Prestigious independent schools such as Repton, Denstone College, and Derby High School are also within easy reach.

For those who love exploring, the area is rich in history and natural beauty, with attractions such as Tutbury Castle, Calke Abbey, Ashby Castle, and Kedleston Hall just a short drive away.

### Summary

This charming three-bedroom home in Egginton is a rare opportunity to acquire a beautifully presented property in an idyllic village setting. With spacious interiors, landscaped gardens, a garage, and no upward chain, this home is ready to welcome its next owners. Don't miss out-book your viewing today!

### Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

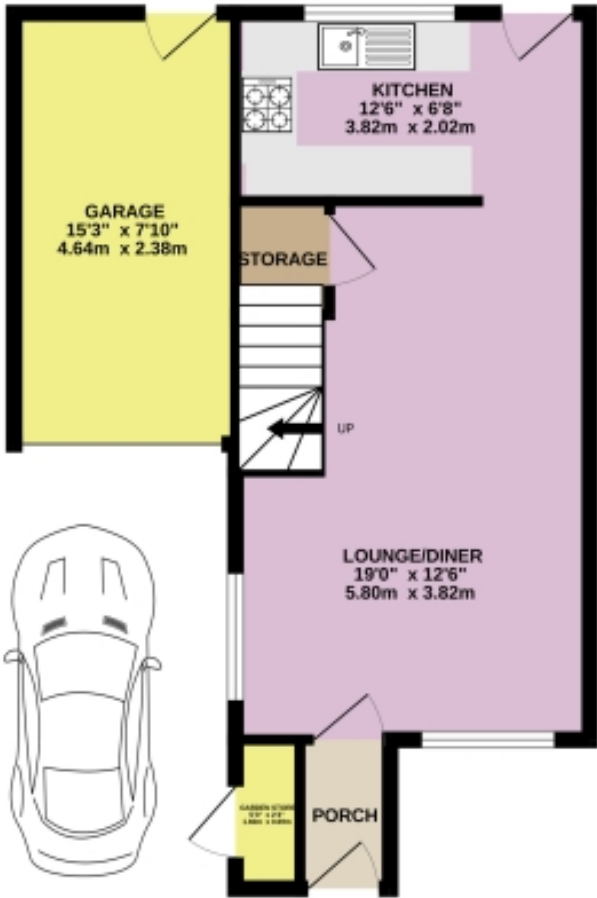
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

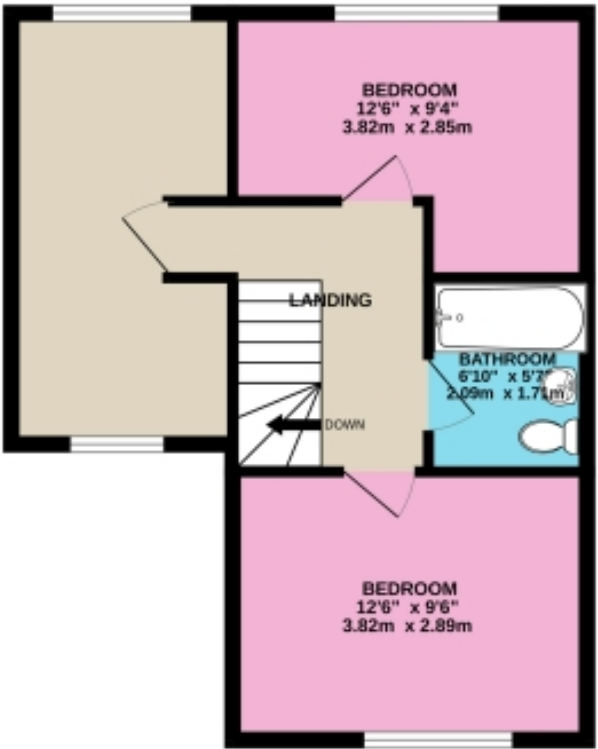


# Floorplans

GROUND FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



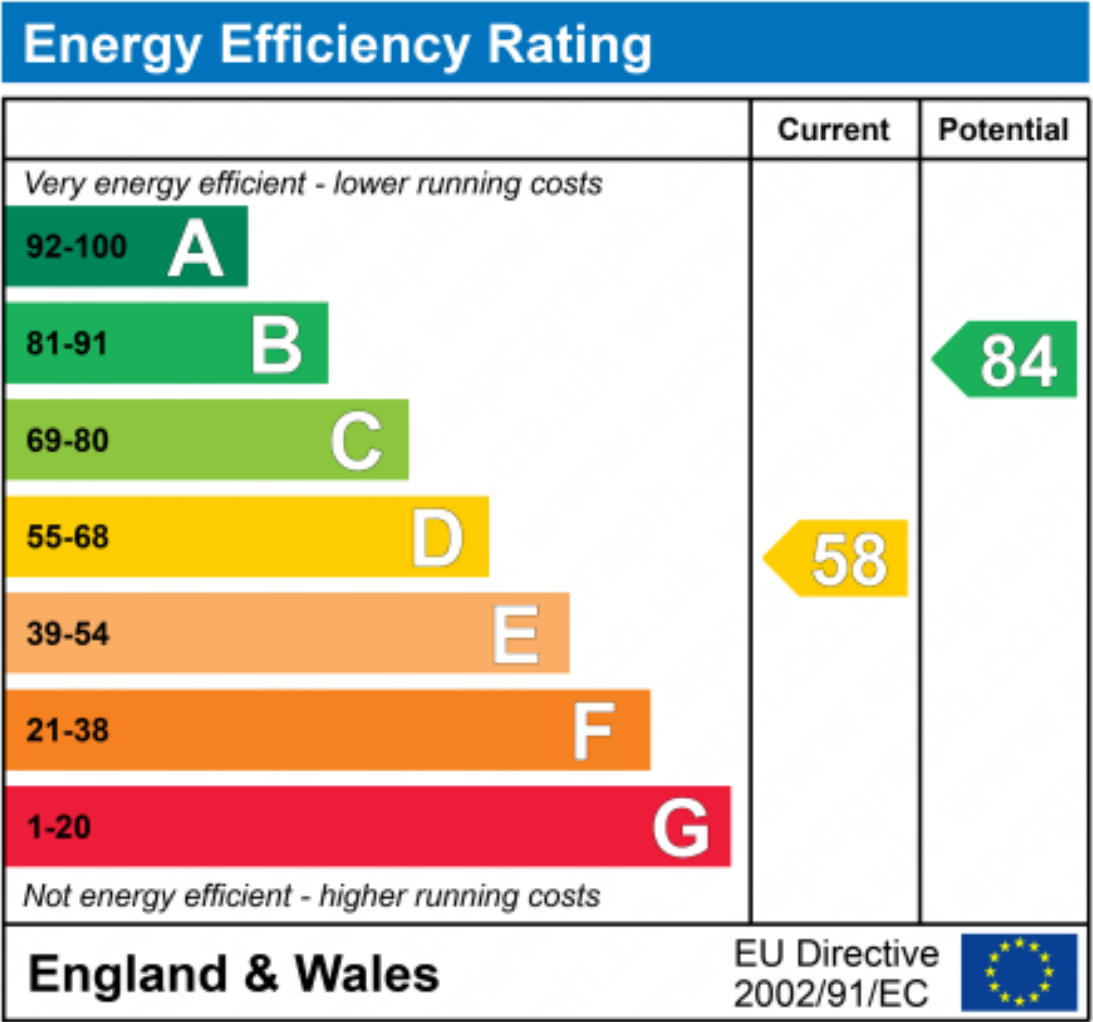
1ST FLOOR  
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 910 sq.ft. (84.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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