

# Duck Street

Egginton, Derby, DE65 6HG



Chocolate box cottage bursting with character set on a generous plot in the centre of this picturesque village. Located between Derby and Burton the village combines tranquil rural living with excellent transport links.

£340,000



John German

The village of Eggington is located just off the A38 with easy access to the A50 in between the villages of Hilton (6 minutes drive) and Hatton (12 minutes drive) both locations offer a good range of local amenities.

Entrance to the property via a storm porch with a cherry red solid wood entrance door with cast-iron door furniture opening into the beamed entrance hall which opens out to make space for a study area with windows overlooking the front and rear elevations.

The hallway is open plan to the sitting room which could be used as a dining room again with beamed walls and ceiling and featuring a rustic oak staircase rising to the first floor. There is a false door tucked away in the side of the room created as a quirky decorative feature, rustic latch doors lead off to the living room and into the kitchen.

The main living room overlooks the front garden and continues with beamed walls and ceilings whilst a stone fireplace forms the focal point of the room having a quarry tiled hearth and an electric stove effect fireplace.

The kitchen overlooks the rear garden and is fitted with a range of hand built units leaving space for a washing machine with granite worktops, inset sink unit, inset halogen electric hob, pine Welsh dresser, matching wall units, plate racks and a built-in corner bench. (please note that the long dresser is not included in the sale but may be available by separate negotiation). Imitation brick fireplace with a built-in eye level oven. Tiled floor, beamed ceilings and a latch door through to the boot room/store room.

The boot room has a quarry tiled floor, beamed ceiling and stable door to the rear garden.

On the first floor stairs lead to a central landing with doors leading off to two characterful double bedrooms.

The fully tiled bathroom is fitted with a low flush WC, panelled bath with shower attachment over, vanity washbasin with storage beneath, window to the side.

Outside to the front of the property is a block paved front garden, wrought-iron double gated to the side of the property open onto a driveway providing off road parking and access to the garage. Flower beds wrap around the side of the property planted with a colourful display of flowering shrubs. A paved patio leads to an arched gateway that opens into the rear garden which is mainly paved for easy maintenance with decorative archways and flowerbeds.

**Agents note:** This property is currently not registered with Land Registry  
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).  
**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.  
**Property construction:** Standard  
**Parking:** Driveway & Garage  
**Electricity supply:** Mains  
**Water supply:** Mains  
**Sewerage:** Mains  
**Heating:** Mains gas  
(Purchasers are advised to satisfy themselves as to their suitability).  
**Broadband type:** TBC  
See Ofcom link for speed: <https://checker.ofcom.org.uk/>  
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>  
**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band D  
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
**Our Ref:** JGA07042025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.











AWAITING EPC MEDIA

 OnTheMarket

 rightmove

 RICS

 aria  
propertymark  
PROTECTED

 naea  
propertymark  
PROTECTED

 The Property  
Ombudsman

 APPROVED CODE  
TRADING STANDARDS UK

John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB

01332 943818

derby@johngerman.co.uk

## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

**JohnGerman.co.uk Sales and Lettings Agent**