



Duck Street, Egginton, Derby



4



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Guide price £375,000



### Key Features

- Large Extended Detached Bungalow Residence
- Heart Of Highly Regarded Village
- Upvc Double Glazing & Gas Fired Central Heating
- In Need Of Some Degree of Improvement & Up-Grading
- Large Mature Garden Plot
- Viewing A Must To Fully Appreciate
- EPC rating D
- Freehold





Situated within this highly desirable location this gas centrally heated and Upvc double glazed extended detached four bedroomed bungalow residence is sure to be of great interest to a discerning buyer. The deceptive home is set well back from the road and features a large mature garden plot. Internally the accommodation comprises: - reception hall, good sized lounge opening into a dining room, fitted kitchen with range of integrated appliances and off an L-shaped hallway are four bedrooms and bathroom.

#### Accommodation In Detail

Half obscure double glazed entrance door leading to:

#### Reception Hall 2.30m x 2.00m (7'6" x 6'7")

having fitted laminate flooring, one central heating radiator and Upvc double glazed window to front elevation.

#### Main Reception Room 5.25m x 4.12m narrowing to 3.65m

having Upvc double glazed bow window to front elevation, Upvc double glazed window to side, one central heating radiator and feature stone fireplace with inset gas fire surmounted on a slate hearth with copper canopy over. Opening through into

#### Dining Area 2.56m x 3.64m (8'5" x 11'11")

having Upvc double glazed window to side elevation and one central heating radiator.

#### L-Shaped Inner Hallway

having access to loft via retractable ladder, one central heating radiator and airing cupboard incorporating lagged hot water cylinder and fitted Ideal gas fired central heating boiler.

#### Kitchen 4.20m x 2.26m (13'10" x 7'5")

having a good range of maple fronted base and eye level units with complementary granite working surfaces, range of integrated appliances including double oven, hob, extractor, microwave, fridge/freezer, dishwasher and washing machine, Upvc double glazed window to side elevation, low intensity spotlights to ceiling, ceramic tiling to floor, one central heating radiator and obscure Upvc double glazed door to side elevation.

#### Bedroom One 3.23m x 4.25m (10'7" x 13'11")

having Upvc double glazed French doors opening out onto the rear garden, one central heating radiator and built-in double wardrobe.

#### Bedroom Two 4.25m x 3.21m (13'11" x 10'6")

having Upvc double glazed window to rear elevation, one central heating radiator and range of built-in wardrobes with fitted drawers.

#### Bedroom Three 2.88m x 2.70m (9'5" x 8'11")

having Upvc double glazed window to side elevation and one central heating radiator.

#### Bedroom Four 2.80m x 2.76m (9'2" x 9'1")

having Upvc double glazed window to side elevation and one central heating radiator.

#### Bathroom

having blue suite comprising panelled bath with thermostatically controlled shower over, pedestal wash basin, low level wc, one central heating radiator, obscure Upvc double glazed window to side elevation, one central heating radiator, ceramic tiling to floor and low intensity spotlights to ceiling.

#### Outside

To the front of the home is a deep mainly lawned fore garden with planted flower and shrubbed borders. A tarmac driveway provides plenty of parking and leads to an attached brick built garage with doors to both front and rear. To the rear is a large mature garden which features a substantial patio, beyond which lies a lawned garden with a variety of mature evergreen shrubs and trees. There is a greenhouse and shed erected together with outside power and water supply.





### Services

All mains services are believed to be connected to the property.

### Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

### Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

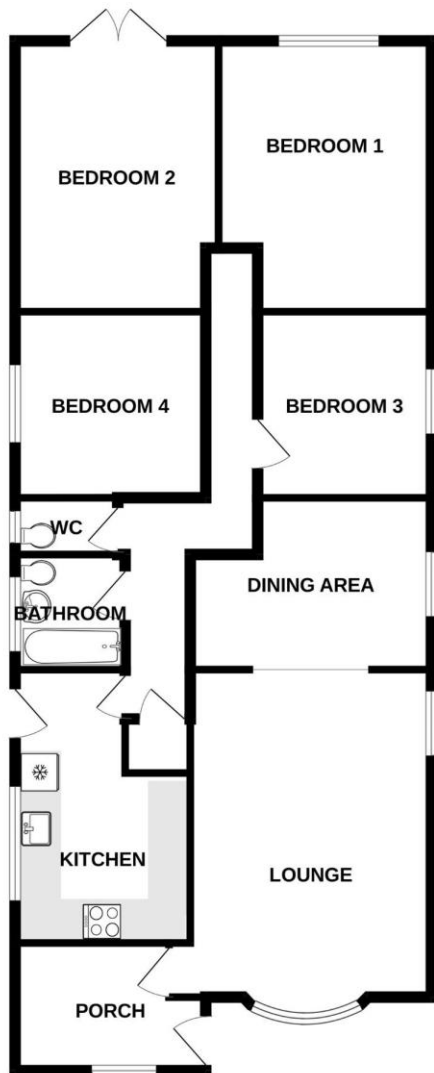
### Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



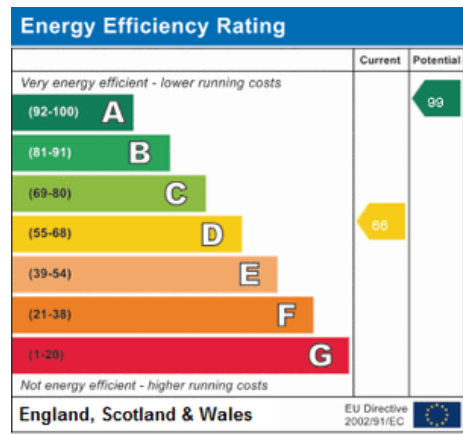


GROUND FLOOR  
1005 sq.ft. (93.4 sq.m.) approx.



TOTAL FLOOR AREA : 1005 sq.ft. (93.4 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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