

Summary

Fabulous building plot for the erection of a two bedroom, detached cottage located in the highly desirable village of Etwall. The finished product will feature entrance hall, fitted guest cloakroom, lounge with bi-fold doors to garden, dining kitchen, first floor landing leading to two bedrooms and bathroom. The property will feature patio and garden as well as driveway providing off-road parking.

Please note: Full details can be found on South Derbyshire District Council planning portal.

RefNo: DMPA/2024/0470

F&C

The Location

Etwall is a very popular village noted for its primary school and John Port Secondary School. There is a good range of amenities including leisure centre, village shop, pubs/restaurants, recreational ground, easy access to Derby City Centre and nearby transport links.

Accommodation

Entrance Hall

Fitted Guest Cloakroom

Lounge

Dining Room

First Floor Landing

Bedroom One

Bedroom Two

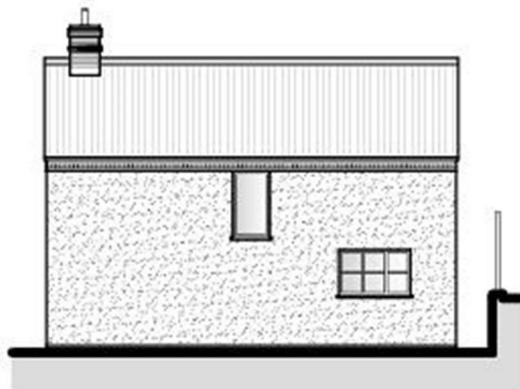
Bathroom

Council Tax Band D

Elevations - scale 1:100



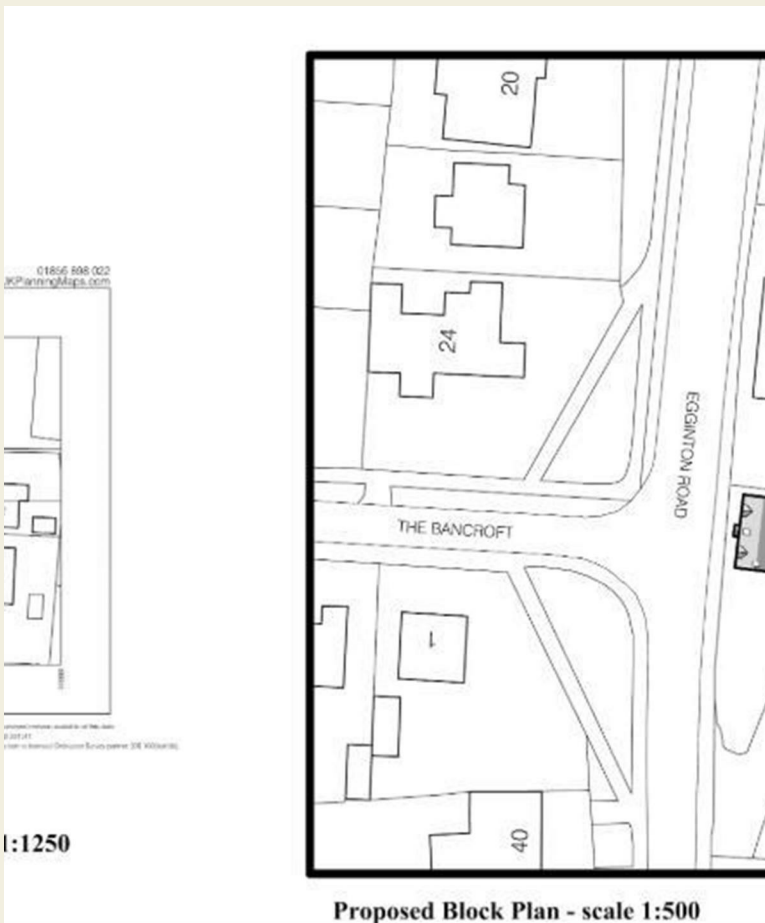
Side Elevation (South)



Rear Elevation (west)



Side Elevation (North)



Proposed Block Plan - scale 1:500

Duffield Office

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office

3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

Land adjacent to 3 Egginton Road
Etwell
DE65 6NB

Council Tax Band: D
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	