

# Fletcher & Company

Land adjacent to 3 Egginton Road, Etwall, DE65 6NB

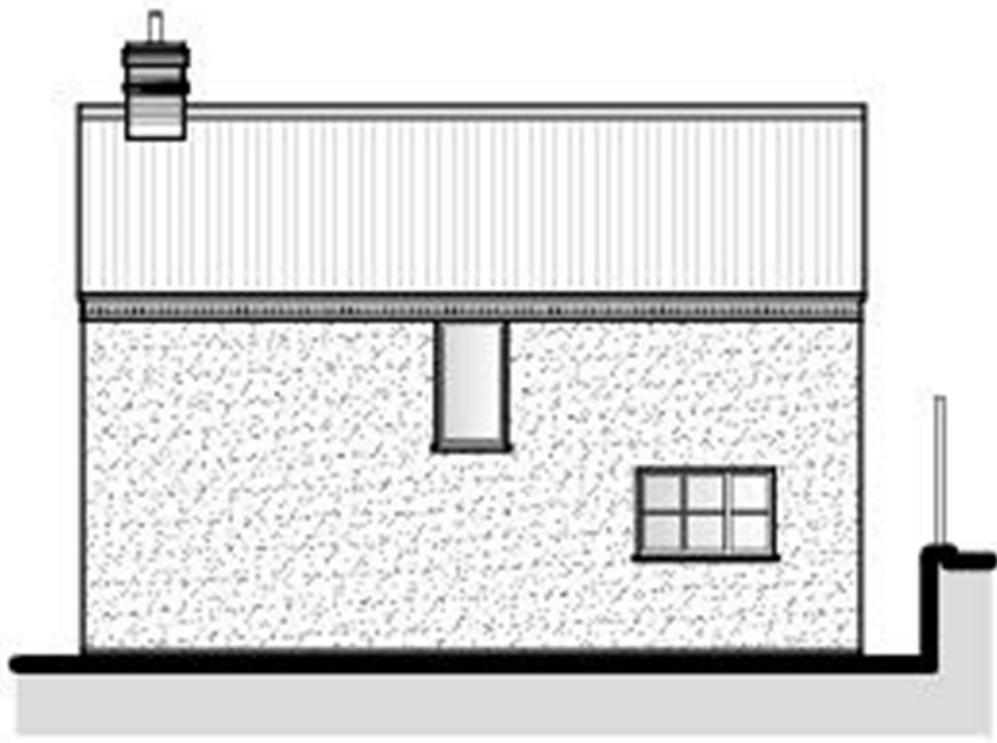
## Offers Around £110,000 Freehold



- Ref No: DMPA/2024/0470
- Brand New, Two Bedroom Detached Cottage
- Hallway & Fitted Guest Cloakroom
- Lounge & Dining Kitchen
- Two First Floor Bedrooms & Bathroom
- Enclosed Garden
- Off-Road Parking
- Sought After Village Location
- Excellent Potential for Developer
- Close to Local Amenities



# Elevations - scale 1:100



**Rear Elevation (west)**

## Summary

Excellent Potential for Developer - 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.

Ref No: 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**

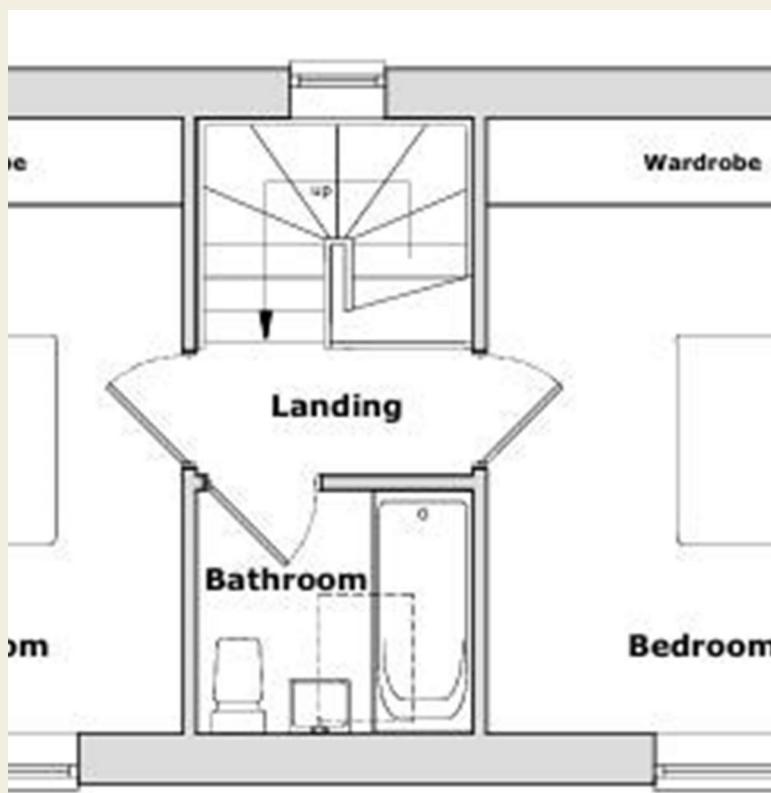
**Bedroom One**

**Bedroom Two**

**Bathroom**

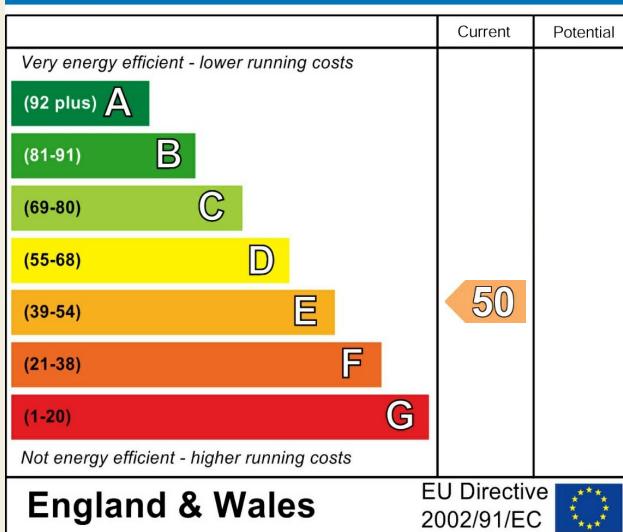
**Council Tax Band D**





## floor Plan

### Energy Efficiency Rating



### 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  
Etwall  
DE65 6NB

Council Tax Band: D  
Tenure: Freehold

