



**Egginton Road, Etwall Derby DE65 6LD**



**welcome to**

**Egginton Road, Etwall Derby**

EXTENDED FAMILY HOME - This well presented property is located in the sought after village of Etwall and is ready to move straight in to. The property features an extended kitchen/diner and generous driveway and rear garden. There is a wide variety of amenities close by.



### **Entrance**

Having a UPVC door to the front and radiator.

### **Lounge**

12' 2" x 13' ( 3.71m x 3.96m )

Having a UPVC window to the front, open fire grate and radiator.

### **Dining Room**

9' 10" x 11' ( 3.00m x 3.35m )

Having UPVC French doors to the rear and aUPVC window to the rear and radiator.

### **Kitchen**

20' 2" x 9' 1" ( 6.15m x 2.77m )

Having a matching range of wall and base units with roll edge work surfaces over, stainless steel sink drainer, induction gas hob, double oven, space for American fridge freezer, storage cupboard, integrated dishwasher and a UPVC to the rear.

### **Bedroom One**

11' 3" into the wardrobes x 11' 6" ( 3.43m into the wardrobes x 3.51m )

Having a UPVC window to the rear, wardrobes and radiator.

### **Bedroom Two**

10' 2" x 10' 4" ( 3.10m x 3.15m )

Having a UPVC to front and radiator,

### **Bedroom Three**

7' 5" x 9' 5" ( 2.26m x 2.87m )

UPVC window to the front and radiator.

### **Bathroom**

Having a three piece matching suite, panelled bath, shower, wash hand basin, w/c, heated towel rail,UPVC window to the rear,

### **Outside**

To the front is off road parking for multiple vehicles.

To the rear is garden is a garden which is mainly lawn, a paved patio seating area, garden shed, well stacked shrubs, borders and is all enclosed by a

fenced surround.



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## Egginton Road, Etwall Derby

- COUNCIL TAX BAND A Extended Mid Terrace
- Lounge
- Open Plan Kitchen/Diner
- Three Bedrooms
- Bathroom

Tenure: Freehold EPC Rating: C

offers over

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MVR108135 - 0007

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