

# Egginton Road, Etwall Derby DE65 6LD



# welcome to

# Egginton Road, Etwall Derby

Located in the Derbyshire village of Etwall, comprising of an entrance hallway, lounge diner, kitchen, conservatory, wet room, three bedrooms, bathroom, driveway and a large rear garden. Egginton Road would make a wonderful home, a great opportunity for families, home-movers and investors alike!













#### **Entrance Hallway**

Upon entry through the front door the entrance hallway provides access to the downstairs w/c, lounge/dining room, kitchen and first floor landing.

#### Lounge Diner

17' 4" x 13' 11" ( 5.28m x 4.24m )

Spacious lounge, featuring an electric fire place, finished with carpeted flooring, a radiator, doubleglazed bow window to the front, a door to the kitchen and sliding doors to the conservatory. Usefully there is a designated dining area, perfect for family meals.

## Kitchen

10' 7" x 11' 3" ( 3.23m x 3.43m )

Modern fitted kitchen comprising of a range of base, wall and drawer units, with an integrated electric hob, overhead extractor hood, oven, microwave, fridge, freezer, one and a half bowl stainless steel sink and drainer with a mixer tap. Finished with wood laminate flooring, spotlights to the ceiling, doubleglazed window to the side, a radiator and a door leading to the lounge and hallway. there is a passage/utility area between the kitchen and wet room, with plumbing for a washing machine and cupboard storage space for additional appliances.

#### Conservatory

Brick base built conservatory, finished with tiled flooring, wrap-around double-glazed windows allowing plenty of natural light to flood the room and patio doors leading to the rear garden.

#### Wet Room

Accessed through the hallway from the kitchen, a three-piece suite comprising of a low-level w/c, wash-hand basin and walk-in shower. Finished with tiled flooring, tiled walls and a frosted double-glazed window to the rear.

## Landing

First-floor landing providing access to three bedrooms and the family bathroom.

## Bedroom One

11' 1" x 13' 11" (  $3.38m \ x \ 4.24m$  ) Double bedroom finished with carpeted flooring, a cupboard, radiator and double-glazed window to the rear.

## Bedroom Two

11' 5" x 10' 11" (  $3.48m\ x\ 3.33m$  ) Double bedroom finished with carpeted flooring, a cupboard, radiator and double-glazed window to the rear.

## **Bedroom Three**

9' 11" x 9' 2" ( 3.02m x 2.79m ) Double bedroom finished with carpeted flooring, a cupboard, radiator and double-glazed window to the front.

#### Bathroom

Three-piece suite comprising of a low-level w/c, wash-hand basin and bath. Finished with laminate flooring, wet wall panels and a frosted double-glazed window to the front.

## External

Externally, to the front, privacy is given enclosed by a gate and mature shrubbery, with a driveway providing off-road parking for multiple vehicles. To the rear, beautifully laid-to-lawn, surrounded by mature trees and shrubbery, with a gravelled seating area, perfect for relaxing and family gatherings. Usefully there is a detached garage providing extra storage space.





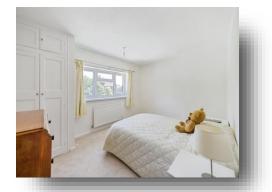
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# Egginton Road, Etwall Derby

- THREE BEDROOM SEMI-DETACHED HOUSE
- LOUNGE DINER, KITCHEN AND CONSERVATORY
- WET ROOM AND FAMILY BATHROOM
- DRIVEWAY AND GARAGE
- GENEROUSLY SIZED REAR GARDEN

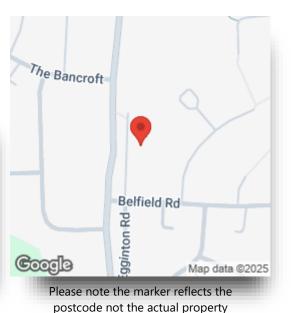
Tenure: Freehold EPC Rating: Awaited Council Tax Band: B

offers over **£260,000** 









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