



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, double-glazed 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, double-glazed 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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welcome to

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



Please note the marker reflects the postcode not the actual property

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Property Ref:
MVR108991 - 0007

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