



4 Smedley Court, Egginton, Derby, Derbyshire, DE65 6HD

O.I.R.O £399,950

Recently extended and refurbished to an incredibly high standard, this THREE bedroom semi-detached bungalow, situated in a cul de sac position with countryside views must be viewed in order to appreciate the size and quality of the accommodation on offer. Scaffolding Stone are delighted to offer for sale this superb opportunity, set on a generous plot within the highly sought after village location of Egginton. The property is immaculately and stylishly presented throughout and benefits from a number of key features to include, but not limited to; generous rear garden; driveway parking and garage; open plan kitchen/diner with state of the art fittings.

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Summary Description

In brief the interior comprises; entrance hall; open plan kitchen/diner with utility room leading to downstairs toilet; extended double aspect lounge with bifold doors leading on to the garden; three bedrooms; shower room.

The generous corner plot allows for a wraparound lawned garden with paved patio and convenient side area with shed. There is further hard standing in the far corner which could be finished as another patio, or placement for hot tub or home office. There is power and lighting in the garden, with cold water tap being located on the front wall of the property. To the front you will find a resin driveway with adequate parking for at least three cars. You will also find here, a detached single garage with light and power.

Smedley Court is conveniently situated for access to local amenities including shopping locally in the historic village of Etwall or Hilton, local schools including John Port Spencer Academy and Etwall Primary Schools, public transport routes, recreational facilities including the recently developed nature walk at Hilton Valley, Hilton gravel pits local nature reserve as well as access to the Great Northern cycle path, linking Hilton to Mickleover. The village also has excellent road links to the A50 and A38.

Entrance Hall

Having porcelain flooring and neutral decor with inset lights to ceiling, front aspect part obscure glazed composite continental door, radiator, walk in storage cupboard.

Lounge

16'11" x 15'3" (5.17m x 4.67m)



Carpeted and stylishly decorated with side aspect aluminium double glazed window having integrated blinds, rear aspect aluminium bifold doors with integrated blinds, inset lights to ceiling, media wall with inset electric fire, radiator.

Kitchen/Diner

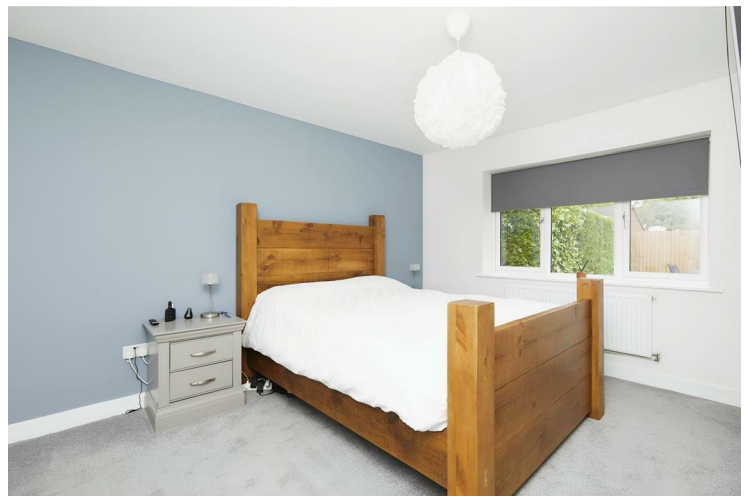
19'10" x 13'8" (6.06m x 4.19m)



Having porcelain tiled flooring and neutral decor with front aspect upvc double glazed window, side aspect upvc double glazed window, inset lights to ceiling, a range of fitted wall and floor units to charcoal with Lyskam white quartz worktops and Metro tiled splashbacks, soft close units, plinth lighting, centre console with inset 5 plate induction hob and pop up extractor fan, integrated dishwasher, integrated double electric oven, integrated fridge freezer, wall mounted Baxi combination boiler, inset sink with vegetable preparation and mixer tap with boiling water tap.

Bedroom One

12'9" x 9'10" (3.91m x 3.02m)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, fitted wardrobe, radiator.

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Bedroom Two

11'1" x 9'10" (3.4m x 3m)



Carpeted and neutrally decorated with front aspect upvc double glazed window, fitted wardrobe radiator.

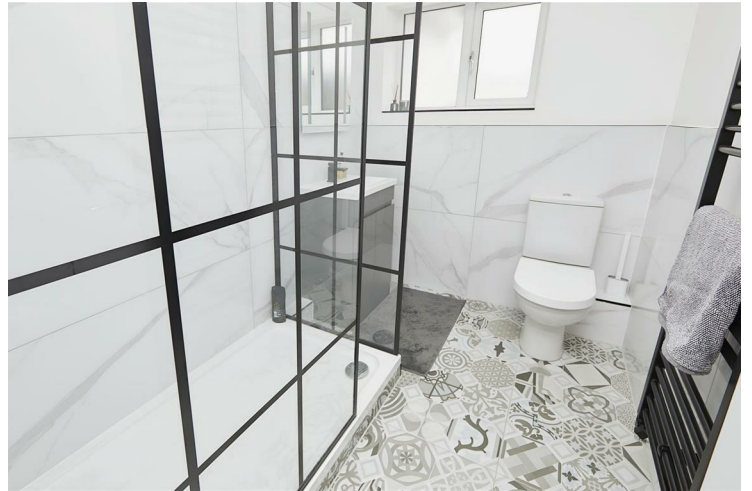
Bedroom Three

10'0" x 6'0" (3.07m x 1.84m)



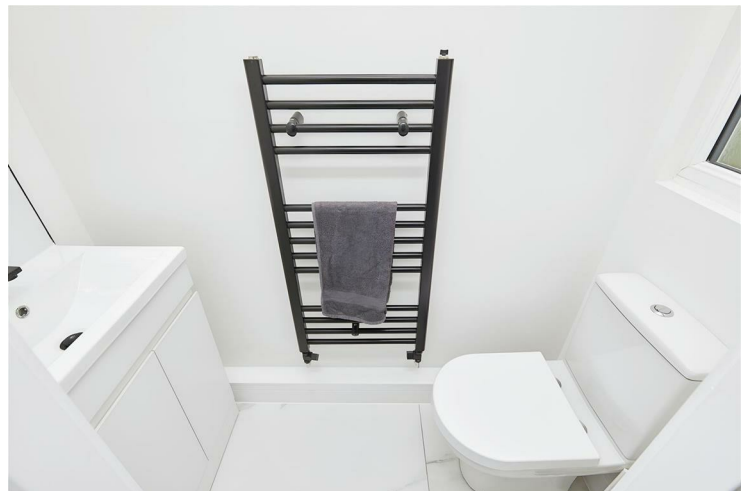
Carpeted and neutrally decorated with rear aspect upvc double glazed window, radiator.

Shower Room



Having ceramic tile flooring and stylish decor with front aspect obscure upvc double glazed window, inset lights to ceiling, porcelain wall tiles, double shower enclosure with rainwater shower, wash hand basin with monobloc tap set to vanity unit, low flush wc, heated towel rail.

Guest Cloakroom



Having porcelain tiled flooring and neutral decor with inset light to ceiling, side aspect obscure upvc double glazed window, low flush wc, wash hand basin with monobloc tap, tiled splashback and vanity unit, wall mounted towel rail.

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Utility



Having porcelain tiled flooring and neutral decor with side aspect upvc double glazed window, inset lights to ceiling, front aspect part obscure glazed upvc door with side window, wall unit and worktop to compliment the kitchen, under counter space and plumbing for appliances.

Outside

Frontage and Driveway

To the front you will find a resin driveway with adequate parking for at least three cars.

Garage

A rendered brick built single garage with light, power and electric shutter door.

Rear Garden



Accessed via a side gate from the driveway you will find a generous enclosed garden which has been landscaped to provide a good mixture of stone paved patio, lawn and decorative raised borders. Potting shed with power. There are power sockets, cold water tap and external wall lighting. The property occupies a good corner plot and has attractive views of the local countryside.

Material Information

Verified Material Information

Council tax band: C
Council tax annual charge: £1866.31 a year (£155.53 a month)
Tenure: Freehold
Property type: Bungalow
Property construction: Standard form
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Central heating
Heating features: Double glazing
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Great
Parking: Garage and Off Street
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: Yes
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: Level access shower
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: C

For additional material information, please see the link:
<https://moverly.com/sale/A8RquK4nm5AC6cAXsgnjE3/view>

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Buying to Let?

Guide achievable rent price: £1250pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type,

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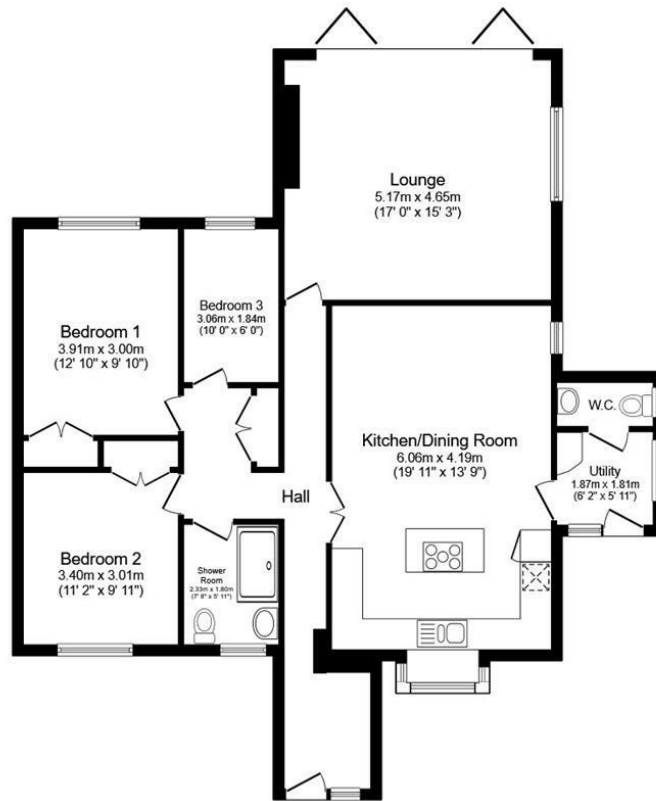
presented in good condition. Scofield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

What3Words location

///runner.schools.pokes

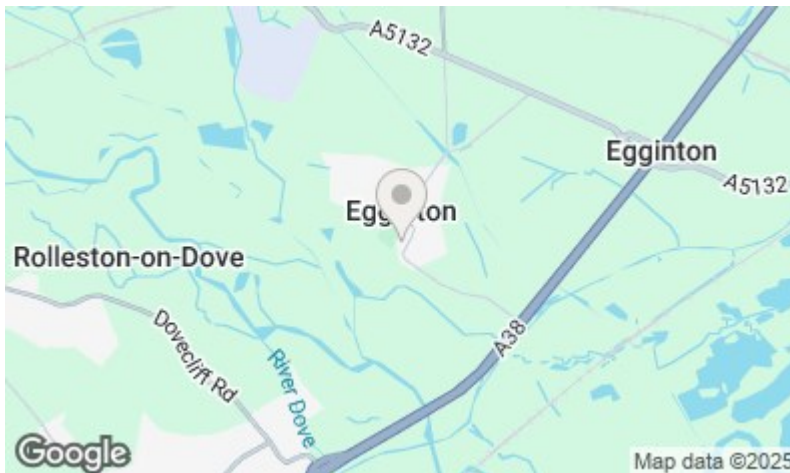


Sales: 01283 777100
Lettings: 01332 511000
www.scofieldstone.co.uk



Total floor area 110.0 sq.m. (1,184 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		74	85
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	



Mickleover Office
11 The Square,
Mickleover,
Derby DE3 0DD

Hilton Office
Unit 6, Neighbourhood Centre
Witham Close,
Hilton, Derby DE65 5JR

t: Sales 01283 777100
t: Lettings 01332 511000
e: info@scoffieldstone.co.uk
w: www.scoffieldstone.co.uk

Co Reg No. 8975758 VAT No. GB186513980