



Egginton Road, Etwall, Derby



Egginton Road, Etwall, Derby, DE65 6NP

for sale
£285,000



Property Description

Burchell Edwards are delighted to market this 3 Bedroom Semi-Detached family home, located the ever popular village of Etwall. The property itself is finished to a lovely standard and boasts: a wonderful living room, a spacious kitchen/diner, downstairs W/C, 3 good sized bedrooms, one of which contains its own personal ensuite, as well as a family bathroom. Outside to the rear is an enclosed garden that covers a large plot and provides the ultimate hosting space while offering a peaceful setting. The garden itself contains a slabbed patio seating area along side a luscious lawn which makes for a truly beautiful area. Viewing of this lovely property is essential!

Entrance Hallway

Wooden flooring, central heating radiator and storage cupboard.

Guest W.C

W.C, wash hand basin, central heating radiator and tiled flooring.

Lounge

16' 3" x 11' 7" (4.95m x 3.53m)

Window to side elevation, doors to rear elevation, central heating radiator and carpet.

Kitchen

16' 3" x 8' 9" (4.95m x 2.67m)

Windows to side and front elevations, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven, hob, dishwasher, washing machine, tiled flooring, spotlights, spotlights and central heating boiler housed.



Landing

Central heating radiator and carpet.

Bedroom One

11' 9" x 10' 3" (3.58m x 3.12m)

Windows to side and rear elevations, central heating radiator and carpet.

Bedroom Two

12' 2" max x 9' 3" max (3.71m max x 2.82m max)

Window to side elevation, loft access via hatch, central heating radiator and carpet.

En-Suite

Wash hand basin, shower, central heating radiator and spotlights.

Bedroom Three

9' 1" x 6' 7" (2.77m x 2.01m)

Window to front elevation, central heating radiator and carpet.

Bathroom

Window to rear elevation, W.C, wash hand basin, shower over bath, central heating radiator, spotlights and vinyl flooring.

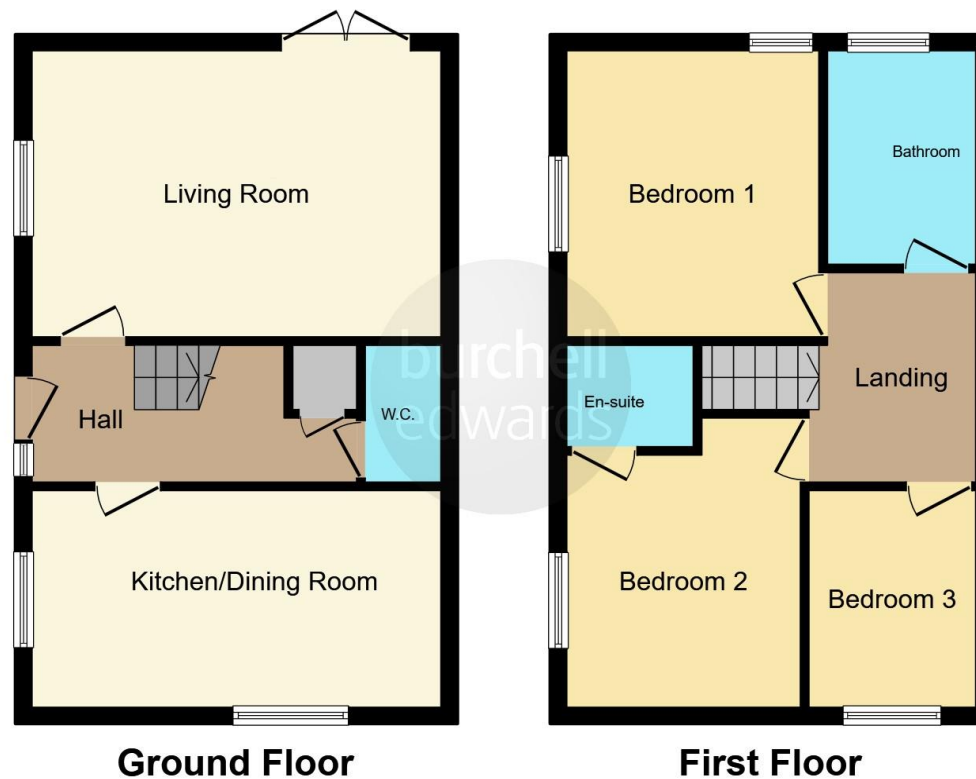
Rear Garden

Lawned area.









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). Powered by www.focalagent.com

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 BURTON-ON-TRENT DE14 1AN

EPC Rating: C Council Tax
 Band: Deleted

Tenure: Freehold

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