

**97 Egginton
Road
Etwall
Derby
DE65 6NP**

**Price Guide
£750,000**



- BEAUTIFULLY DESIGNED AND SIGNED OFF IN 2018
- RETAINS THREE YEAR BUILDERS WARRANTY
- STUNNING PERIOD STYLE FEATURES
- IMPRESSIVE FAMILY LIVING KITCHEN
- ATTRACTIVE DRAWING ROOM
- SUPERB PRINCIPAL BEDROOM AND ENSUITE BATHROOM
- GUEST BEDROOM WITH ENSUITE SHOWER ROOM
- TWO FURTHER DOUBLE BEDROOMS
- AMAZING FAMILY BATHROOM
- PRIVATE DRIVEWAY WITH PARKING AND GARDENS

GENERAL INFORMATION

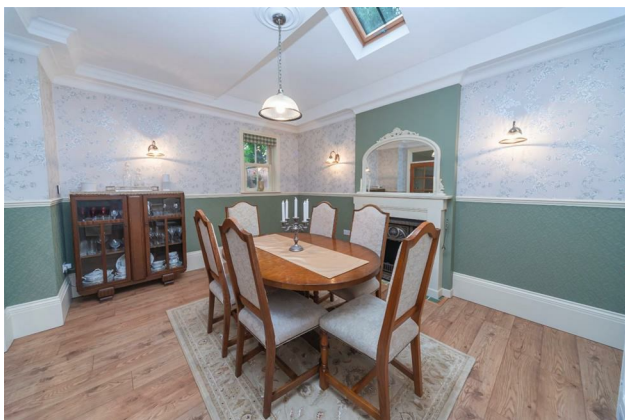
THE PROPERTY

The property warmly welcomes you with stunning period-style features that evoke timeless charm, while offering all the comforts of modern living. The ground floor benefits from cosy underfloor heating, and the first floor retains the classic touch of traditional cast iron radiators. The craftsmanship shines through in the beautiful period tiling, delightful skirting boards, bespoke sash windows to the principal areas, and even Bakelite-inspired light switches. The property has a central vacuum system, allowing a single pipe to be plugged into each room for vacuuming. The build is an ICF construction, which provides the home with excellent insulation.

Step inside to a charming period-style entrance hall that welcomes you into the formal drawing room, complete with a stunning feature fire surround and an inviting multifuel burner. The heart of the home is the living, kitchen, and informal dining area—a truly wonderful space with a superb kitchen boasting warm oak countertops, bespoke built-in media cabinets, and attractive flooring. Double doors open to the elegant formal dining room, while another door provides access to the practical walk in pantry area.

Off the hallway, you'll find a thoughtfully designed guest cloakroom with a traditional high-level cistern toilet, as well as a convenient utility cupboard for the washing machine and tumble dryer.





The staircase winds elegantly up to the first floor, with a feature window to the landing, giving access to all bedrooms, the bathroom, and the study. The principal suite is light and spacious with a dressing area and spacious bathroom brimming with period style and features. There are three further double bedrooms; the guest suite also has an en-suite shower. There is a study, and completing the accommodation on this floor is a spacious and impressive bathroom with a roll-top bath and a large walk-in shower.

Outside the property, a long, winding driveway leads to a secure, gated entrance, opening into the properties grounds, with a parking area for vehicles, formal gardens featuring an array of planting and offering a good degree of privacy. Paths around the property provide space for wood storage, a greenhouse, and a patio.

This truly is a beautiful home and one we would strongly recommend viewing.

LOCATION

Etwall is a popular village location with a host of amenities with a post office and cafe, pharmacy, eateries, public inns, a beautiful church, a well-regarded high school with a sports centre with a swimming pool attached, and great access to the

A38 and A50 for travel to Derby, Nottingham, Stoke on Trent, Ashbourne, Burton upon Trent, and Lichfield

ACCOMMODATION

Period style entrance door with glazed side panels open up into the hallway.

HALLWAY

1.977m max 1.233m min x 8m max (6'5" max 4'0" min x 26'2" max)

Has attractive period-style flooring, underfloor heating throughout the ground floor, stairs off to the first floor, a useful understairs storage cupboard which houses the underfloor manifold system, a door to the kitchen, a door to the utility, a door to the lounge, a range of built-in storage cupboards, a door to the rear and a further door opening through to the cloakroom.

CLOAKROOM

1.19m x 1.72m (3'10" x 5'7")

Has a high line period style W.C., wall mounted hand wash basin with tiled splashbacks, there are ceiling light points, cornice to ceiling and a sash style window to the side aspect.

UTILITY STORE

Having space for washing machine, and tumble drier

DRAWING ROOM

5.56m 6.30m max x 4.22m (18'2" 20'8" max x 13'10")

This spacious attractive period style room has a lovely bay window to the front aspect, panelling to walls, custom built storage units that house the t.v. and allow ample space for book storage, there is period style cornice to the ceiling, ceiling light point and the focal point of the room is a beautiful period style fire surround with a multi fuel burner sat upon a tiled hearth

SPACIOUS LIVING DINING KITCHEN

7.77m exc x 5.04m 3.20m x 3.40m (25'5" exc x 16'6" 10'5" x 11'1")

The kitchen areas are fitted with fabulous oak work tops, hand built cupboards with Belfast sinks and period style brass mixer taps, a Zip boiling and ambient water tap, integrated appliances include a dishwasher, full larder fridge and also built in is a five ring Belling stove cooker set against a period style chimney breast with extractor fan over, the family area has ample space for sofas and chairs and the focal point is a beautiful hand built storage unit that houses the t.v. and gives ample space for book storage.



WALK IN PANTRY

1.93m x 2.75m (6'3" x 9'0")

Is fitted with a range of base cupboards and wall mounted cabinets with open shelving, there is space for further appliances, space for freezer, ceiling light point and quarry tiled flooring.

DINING ROOM

4.49m x 3.6m to doors (14'8" x 11'9" to doors)

A lovely room with windows to two aspects, a period-style fire surround with a cast-iron grate inset. There are wall light points, coving to the ceiling, a Velux window, and wood-effect flooring.

FIRST FLOOR

Stairs turn and rise to the first floor landing.

LANDING

With a window to the side aspect, ceiling light point with automatic lighting, recessed ceiling down lights and doors leading off to:

PRINCIPAL BEDROOM

4.45m to window x 4.43m (14'7" to window x 14'6")

Has a window to the side aspect, period style cast iron radiator, coving to ceiling, attractive wood panelling and a walk way through to the dressing room.

DRESSING ROOM

1.22m x 2.58m (4'0" x 8'5")

Is fitted with a good range of built in wardrobes. there is a sash style window, automatic lighting and a door leads off to the principal bedrooms bathroom.

PRINCIPAL BEDROOMS BATHROOM

2.85m x 3.57m (9'4" x 11'8")

This most attractive room has a period high seat W.C., his and hers sinks sat within a vanity unit, marble style tiled flooring with matching wall tiles and a built in shower bath with overhead waterfall shower, a built-in cupboard providing ample space for toiletries and linen storage, recessed ceiling down lights and a period style radiator.

BEDROOM TWO

4.54m max 3.72m min x 4.03m to window (14'10" max 12'2" min x 13'2" to window)

Has a sash window to the front aspect, coving to ceiling, picture rail, period style radiator and door through to the ensuite shower room.

ENSUITE SHOWER ROOM

0.95m x 3.71m to rear of shower (3'1" x 12'2" to rear of shower)

Has a built in tiled shower cubicle with dual heads, period style radiator, hand wash basin and W.C. there is a Velux window and wood flooring.

BEDROOM THREE

3.48m x 4.17m to window (11'5" x 13'8" to window)

Another neutrally decorated room with sash style windows, period style radiator, wood effect flooring, coving to ceiling, wall light points, ceiling light point, a hand built high level mattress area with under seating area and ideal for childrens t.v. if required.

BEDROOM FOUR

2.89m x 4.16m (9'5" x 13'7")

Has loft access point, coving to ceiling, ceiling light point, window to the side aspect and period style radiator.

OFFICE

2.167m x 2.35m max (7'1" x 7'8" max)

Has a Velux window and is fitted with ample work space and shelving.

LUXURY PERIOD STYLE BATHROOM

3.85m x 4.46m (12'7" x 14'7")

This luxury bathroom has a fully tiled shower enclosure, period style roll top bath, period style sink and high line W.C. there is attractive wood panelling to walls, recessed ceiling down lights and wall light points.

OUTSIDE

A long driveway leads to remote gates that open up into a parking area, the garden area is predominantly laid to lawn with raised herbaceous beds, outside entertainment area which has a patio area and a summer house, down the side of the property there are sheds.

TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

AGENTS NOTES

If you have accessibility needs, please contact the office before viewing this property.



The neighbouring property owns the driveway leading to the entrance gates of this property.

If a property is within a conservation area, please be aware that Conservation Areas are protected places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation area requires permission from the relevant authority, subject to certain exclusions.

CURRENT UTILITY SUPPLIERS

Electric
Water - Mains
Sewage - Mains
Broadband supplier

BROAD BAND SPEEDS

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>
<https://www.openreach.com/>

CONSTRUCTION

ICF Construction

COUNCIL TAX BAND

South Derbyshire District Council - Band G

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the

environmental website regarding flood defence in the area.
<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

MONEY LAUNDERING & ID CHECKS

BY LAW, WE ARE REQUIRED TO COMPLY WITH THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATION 2017.

IN ORDER FOR US TO ADHERE TO THESE REGULATIONS, WE ARE REQUIRED TO COMPLETE ANTI MONEY LAUNDERING CHECKS AND I.D. VERIFICATION.

WE ARE ALSO REQUIRED TO COMPLETE CHECKS ON ALL BUYERS' PROOF OF FUNDING AND SOURCE OF THOSE FUNDS ONCE AN OFFER HAS BEEN ACCEPTED,

INCLUDING THOSE WITH GIFTED DEPOSITS/FUNDS.

FROM THE 1ST NOVEMBER 2025, A NON-REFUNDABLE COMPLIANCE FEE FOR ALL BUYERS OR DONORS OF MONIES WILL BE REQUIRED. THIS FEE WILL BE £30.00 PER PERSON (INCLUSIVE OF VAT). THESE FUNDS WILL BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 11/2025) DRAFT



GROUND FLOOR



FIRST FLOOR

X = S

SALES OFFICE

Unit 17 Eastgate Business Centre
 Eastern Avenue
 Burton upon Trent
 DE13 0AT
 T: 01283 548194 /01332 208820
 E: sales@scargillmann.co.uk

LETTINGS OFFICE

17 Mallard Way
 Pride Park
 Derby
 DE24 8GX
 T: 01332 206620
 E: lettings@scargillmann.co.uk

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 80 | 83 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |