



Egginton Road, Etwall Derby DE65 6NP

welcome to

Egginton Road, Etwall Derby

Nestled in the quaint South Derbyshire village of Etwall, this semi-detached house offers two reception rooms, a kitchen, bathroom, three well-proportioned bedrooms, and a w/c, as well as a driveway, a front and rear garden, and plenty of local amenities and travel links to keep you well-connected.



Auctioneer's Comments

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Entrance Hallway

Upon entry through the porch, the entrance hallway provides access to the dining room, lounge, kitchen, bathroom, and the stairs to the first floor. With the added benefit of a large, under-stair storage cupboard.

Dining Room

12' 8" x 9' 5" (3.86m x 2.87m)

Spacious dining room finished with wood laminate flooring, a radiator and a double-glazed bow window to the front.

Lounge

12' 8" x 12' 5" (3.86m x 3.78m)

Generously sized lounge, featuring a gas fire and surround, and finished with dado rails, carpeted flooring, a radiator and double-glazed window to the rear.

Kitchen

9' x 8' 6" (2.74m x 2.59m)

Fitted kitchen comprising of a range of base, wall and drawer units with an integrated one bowl sink and stainless steel mixer tap, with space and plumbing for additional appliances such as an oven, washing machine and fridge/freezer. Finished with tiled flooring, complementary splashback tiling, plaster coving to the ceiling, a double-glazed window to the rear, and an external UPVC door leading out to the rear garden.

Bathroom

Three-piece suite comprising of a wash-hand basin, low-level w/c and bath. Finished with tiled flooring and walls, grab handles for added accessibility, and a frosted double-glazed window to the side.

Landing

First floor landing providing access to all three bedrooms and the w/c.

Bedroom One

12' 8" x 12' 6" (3.86m x 3.81m)

Double bedroom finished with fitted wardrobes, coving with shelving, carpeted flooring, a radiator and a double-glazed window to the rear.

Bedroom Two

12' 8" x 9' 5" (3.86m x 2.87m)

Double bedroom finished with fitted wardrobes and storage units, carpeted flooring, a radiator and a double-glazed window to the front.

Bedroom Three

12' 4" x 8' 8" (3.76m x 2.64m)

Double bedroom finished with fitted wardrobes, carpeted flooring, a radiator and a double-glazed window to the rear.

W/C

Additional room to the first floor containing a w/c and wash hand basin.

External

Externally, to the front of the house the garden is laid-to-lawn, with mature shrubbery bordering. Running alongside, the block paved driveway provides off-road parking for multiple vehicles. To the rear, the spacious garden is laid-to-lawn, private, and enclosed, and offers a great space for relaxing and entertaining, as well as the potential to extend the property (subject to necessary planning permissions). There is also the added benefit of a shed and a brick-built outbuilding, which contains an outdoor w/c.



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Egginton Road, Etwall Derby

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- SPACIOUS SEMI-DETACHED HOUSE WITH OFF-ROAD PARKING
- HEAPS OF POTENTIAL FOR IMPROVEMENT AND EXTENSION (STPP)

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MVR109092 - 0004

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