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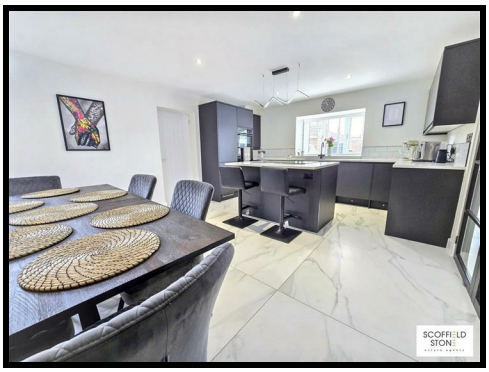

4 Smedley Court, Egginton, Derby, Derbyshire, DE65 6HD

O.I.R.O £389,000

Fully refurbished and recently extended, this three bedroom bungalow sits at the foot of a quiet Egginton cul de sac, enjoying open countryside views. Highlights include a bright lounge with bifold doors, open plan kitchen diner, utility and cloakroom, plus driveway parking, garage and wraparound gardens.

Sales: 01283 777100
Lettings: 01332 511000
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Summary Description

Set at the foot of a quiet cul de sac in the sought after village of Egginton, 4 Smedley Court is a recently extended and fully refurbished three bedroom bungalow offering smart, single level living with open countryside views to the rear. Finished to a high standard throughout, this home is ideal for buyers looking for modern comfort, practical space and a generous plot in a well connected Derbyshire location.

Inside, the layout begins with a welcoming entrance hall and leads into a superb open plan kitchen and dining space, fitted with contemporary units, quality worktops and integrated appliances, ideal for everyday living and entertaining. A useful utility room sits alongside a guest cloakroom, adding real convenience. The extended lounge is a standout feature, enjoying a bright dual aspect and bifold doors that open directly onto the garden, creating a seamless flow in warmer months. Three bedrooms are served by a stylish shower room, and the overall presentation is clean, modern and move in ready. Outside, the sizeable corner plot provides a wraparound lawned garden with patio seating, plus additional space that could suit a hot tub area or future garden project. To the front, a resin driveway offers parking for several vehicles, complemented by a single garage with power and lighting.

Egginton is well placed for day to day amenities in nearby Etwall and Hilton, with a good choice of schooling including John Port Spencer Academy and local primary options. For outdoor time, there are nearby nature walks and cycle routes, while commuters will appreciate the straightforward access to the A50 and A38, linking to Derby, Burton upon Trent and beyond.

Entrance Hall

A welcoming entrance hall with porcelain flooring, neutral decoration, inset ceiling lighting and a front aspect part obscure glazed composite entrance door. There is a radiator and a useful walk in storage cupboard.

Lounge

16'9". x 15'0" (5.11. x 4.58)



A spacious extended lounge with carpeted flooring, modern decoration and a dual aspect feel. Features include a side aspect aluminium double glazed window with integrated blinds, rear aspect aluminium bifold doors with integrated blinds, inset ceiling lighting, radiator and media wall with inset electric fire. The bifold doors open directly to the garden.

Kitchen/Diner

13'5" x 19'10" (4.1 x 6.06)

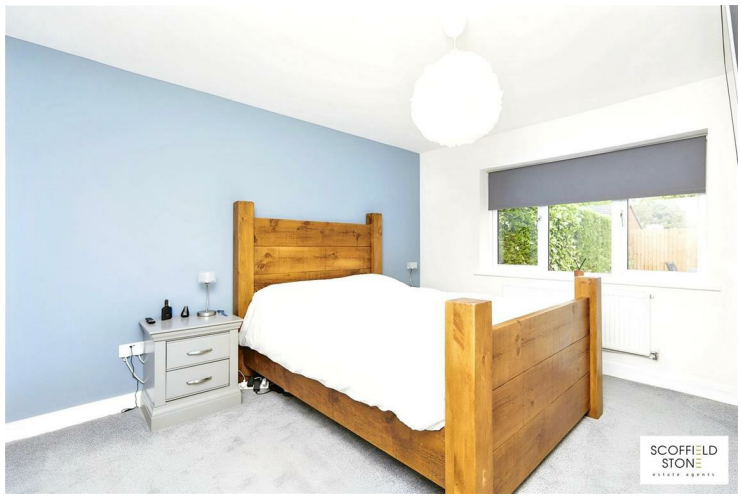




A generous open plan kitchen diner with porcelain tiled flooring, neutral decoration and front and side aspect UPVC double glazed windows. The kitchen is fitted with charcoal wall and floor units, Lyskam white quartz worktops, Metro tiled splashbacks, soft close units and plinth lighting. The centre console includes a five plate induction hob and pop up extractor fan. Integrated appliances include a dishwasher, double electric oven and fridge freezer. There is also an inset sink with vegetable preparation area, mixer tap, boiling water tap and wall mounted Baxi combination boiler.

Bedroom One

9'8" x 12'6" (2.96 x 3.82)



A rear aspect double bedroom with carpeted flooring, neutral decoration, UPVC double glazed window, fitted wardrobe and radiator.

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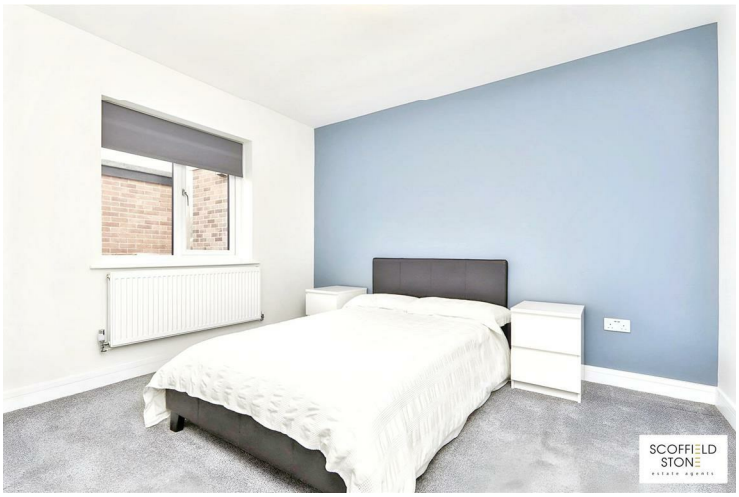
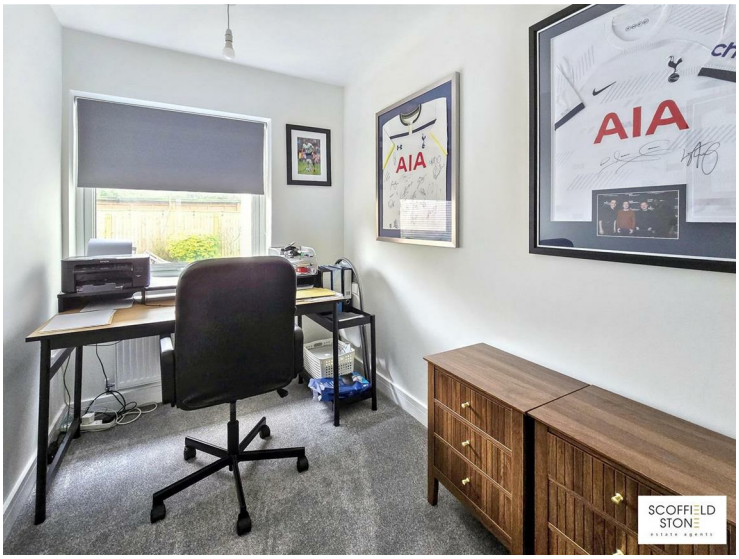
Bedroom Two
9'8" x 11'1" (2.97 x 3.38)



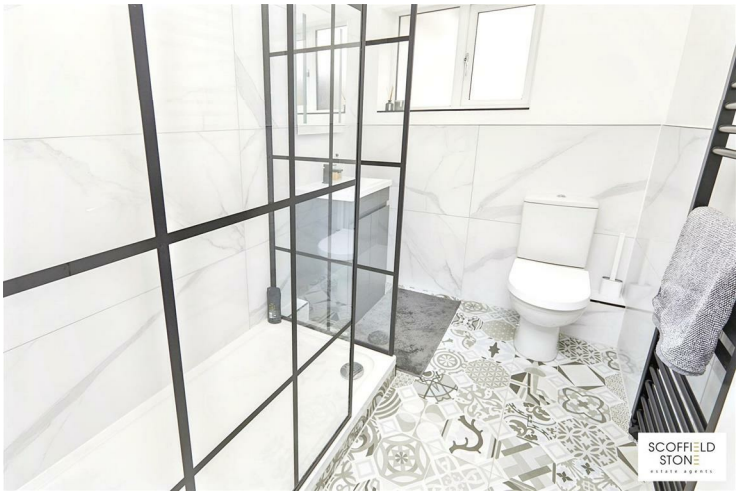
A front aspect double bedroom with carpeted flooring, neutral decoration, UPVC double glazed window, fitted wardrobe and radiator.

Bedroom Three / Study
5'10" x 9'9" (1.79 x 2.99)



A flexible third bedroom, nursery or home office with carpeted flooring, neutral decoration, rear aspect UPVC double glazed window and radiator.

Shower Room
5'8" x 7'5" (1.75 x 2.27)



A modern shower room with ceramic tiled flooring, porcelain wall tiles and a front aspect obscure UPVC double glazed window. The suite includes a double shower enclosure with rainwater shower, wash hand basin with monobloc tap set to a vanity unit, low flush WC and heated towel rail.

Guest Cloakroom
A useful separate cloakroom with porcelain tiled flooring, neutral decoration, inset ceiling light and side aspect obscure UPVC double glazed window. Fittings include a low flush WC, wash hand basin with monobloc tap, tiled splashback, vanity unit and wall mounted towel rail.

Utility
5'9" x 5'10" (1.76 x 1.79)
A practical utility room with porcelain tiled flooring, neutral decoration, side aspect UPVC double glazed window and inset ceiling lighting. There is a front aspect part obscure glazed UPVC door with side window, a wall unit and worktop designed to complement the kitchen, plus under counter space and plumbing for appliances.

Outside

Frontage and Driveway
The front of the property provides a resin driveway with parking for at least three vehicles.

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

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Rear Garden




The rear garden is accessed via a side gate from the driveway and has been landscaped with a stone paved patio, lawn and decorative raised borders. There is a potting shed with power, external power sockets, cold water tap and wall lighting. The corner plot position provides a good sense of outside space and attractive countryside views to the rear.

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, presented in good condition. Scoffield 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

FAQS

How old is the boiler - 3 years old
When was the property rewired - 3 years ago
How old is the flat roof on the extension - 3 years old

Planning Permission for loft conversion with dormer to rear elevation.
Please see the link:
https://southderbyshire.my.site.com/s/planning-application/a0b8d0000066kD7AAI/dmpa20221346

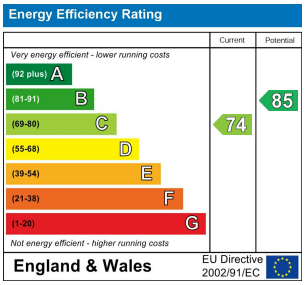
Approx Gross Internal Area
103 sq m / 1108 sq ft

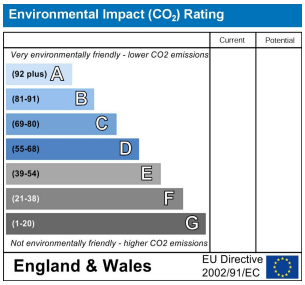


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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