

# Dove Grove, Egginton

aksresidential.com

£475,000



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This property at a glance:



Watch the video





# Dove Grove, Egginton



## Mikaela says:

Tucked away in a beautiful cul-de-sac in a semi-rural village, this home really takes you away from the chaos of modern life! For me this spacious four bedroom detached home is full of space and perfect for family living. The large driveway and front gardens give this home great kerb appeal and while the home looked gorgeous on a frosty day when I visited I can only imagine how beautiful it looks when the flowers are in bloom.

You step inside to a bright welcoming entrance hall that instantly gives you a feel of how well this home flows. You first come to the kitchen-diner, a bright and open room that runs from the front to the back of the home so as you cook, you have perfect views of who's arriving with the additional benefit of looking out to the beautiful garden. Whilst there is plenty of room for a dining table in here, this home also benefits from a separate dining space, the perfect room that allows you to really enjoy those family meal times with family or friends. The large living room is at the rear of the home with both windows and sliding doors out into the garden, perfect for bringing the outside in. I think the real benefit downstairs is the rear porch. This offers a further access point from the garden, so you don't have to enter the living room with muddy shoes! The perfect space to store coats and footwear, a really practical family solution!

Upstairs, there are 4 spacious bedrooms to enjoy. They're bright, spacious and comfortable, with bedroom 1 being the real standout space as it runs from the front to the back of the home. Even the smallest bedroom is a generous single, perfect for a work from home space or a child's bedroom. The family bathroom is modern and attractive with its sleek grey finish and the benefit of a shower over the bath.

The garden is a beautiful and private setting. There's a patio area for outdoor dining and entertaining and plenty of lawn space. There's even an area that's separated from the garden by some attractive fencing. A perfect area to put some plants or vegetables without the worry of them being squashed! What really stands out in the garden is how private it is. Tall trees make this feel secluded and open."

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## Did you spot...

This lovely family home is located in a quiet cul de sac



## A message from the seller:

"We have happily lived in the house for 26 years, raising our family here. We were originally drawn to the house because of its internal and external space and the sunny, south-facing garden. Egginton is a small, friendly village with a strong sense of community. We have enjoyed the feeling of living in the countryside but with the convenience of easy access to major transport routes and the amenities in Derby and Burton on Trent".

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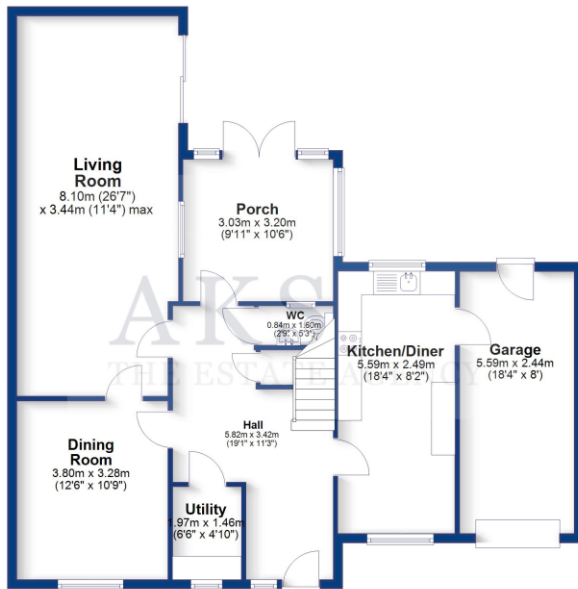


# Floor Plan

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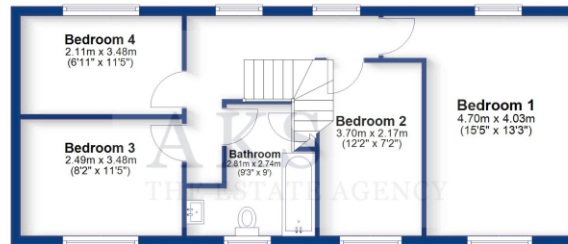
## Ground Floor

Approx. 99.8 sq. metres (1073.8 sq. feet)



## First Floor

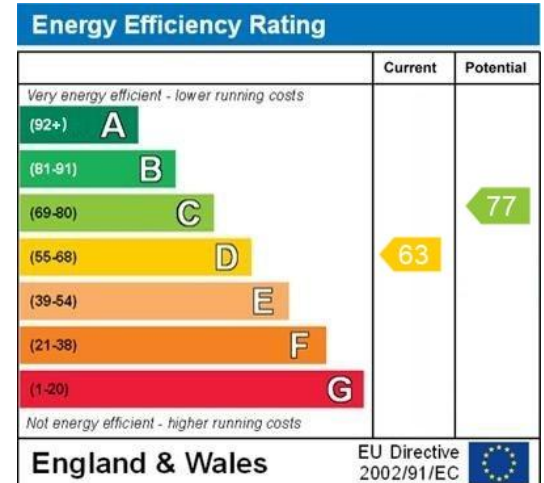
Approx. 55.4 sq. metres (596.5 sq. feet)



Total area: approx. 155.2 sq. metres (1670.3 sq. feet)



## Energy Performance Certificate



t: 01332 303030 • e: hello@aksresidential.com • Badger Farm, Willow Pit Lane, Hilton, DE65 5FN

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## Key Features:

- SPACIOUS FOUR BEDROOM DETACHED HOUSE
- FANTASTIC CUL-DE-SAC LOCATION
- KITCHEN-DINER STRETCHING THE LENGTH OF THE HOUSE
- TWO RECEPTIONS ROOMS PLUS A LARGE REAR PORCH, UTILITY AND WC.
- LARGE DRIVEWAY AND INTEGRAL GARAGE
- LARGE, PRIVATE, SOUTH-WEST FACING GARDEN
- EPC RATING D



## About the area:

Located between Derby and Burton, Egginton is a beautiful, quiet and rural village. Within the village there is St Wilfred's Church, the village primary school and village hall as well as having the park and playing fields. It is a great location for road links with it being a short drive to the A38 and is just 5 minutes from the A50 and Toyota Island.



## Schools:

There is a Primary school in the village. In the neighbouring village of Etwall there is John Port Academy, the nearest secondary school, as well as a swimming pool and 3G sports pitch.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Mikaela** call **01332 30 30 30**

[Click here](#) to watch the property video



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