



EGGINTON ROAD, ETWALL, DERBY

PRICE £180,000

2 BEDROOM

1 BATHROOM

1 RECEPTION



WELCOME TO EGGINTON ROAD

SPACIOUS TWO-BEDROOM SEMI-DETACHED HOME WITH GENEROUS LIVING ACCOMMODATION – This well-proportioned two-bedroom semi-detached home offers a fantastic combination of space, practicality and potential, making it an appealing choice for first-time buyers, couples or those looking to downsize without compromising on room.

The property benefits from a particularly impressive lounge diner which extends the full depth of the house, with windows to both the front and rear creating a bright and versatile setting for both relaxing and entertaining. The kitchen provides useful everyday functionality, while the adjoining lean-to gives access to an excellent brick-built outbuilding.

Upstairs, both bedrooms are generously sized, with the principal bedroom featuring two windows and built-in sliding wardrobes. The modern bathroom is dual aspect, adding further natural light.

Outside, the property benefits from a gated driveway providing parking for three vehicles, together with a garden offering a combination of patio and lawned areas, a further seating space, wooden shed and substantial brick-built storage. Situated within the popular village of Etwall, the property provides an excellent balance of village living, local amenities and convenient access to Derby and the surrounding area.

THE DETAIL

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The property is approached via a gated driveway providing parking for three vehicles, offering excellent off-road parking and a degree of privacy from the road. A composite front door opens into the welcoming hallway, which provides access to the principal rooms and features a useful understairs storage cupboard.

The kitchen is positioned to the rear and provides a practical range of fitted units alongside vinyl flooring and a useful pantry. There is space for a washing machine, gas oven and fridge-freezer, together with a stainless steel sink. The kitchen also provides access through to the lounge diner and adjoining lean-to.

A particularly appealing feature is the substantial lounge diner, which runs from the front to the rear of the property. Windows at both ends allow plenty of natural light into this excellent-sized room, whilst the chimney breast provides an attractive architectural feature.

The previous gas fire has been removed, giving the new owner scope to personalise the space according to their own taste and requirements. There is ample room for comfortable seating alongside a dining table, making this an excellent everyday living and entertaining space.

The lean-to provides useful additional flexibility and gives access to a large brick-built shed. This substantial outbuilding offers excellent storage and could provide a useful workshop or hobby space.

Upstairs, the landing provides access to the loft and leads to two excellent-sized bedrooms. The principal bedroom benefits from two windows and built-in sliding wardrobes, whilst the second bedroom houses the combination boiler within a useful storage cupboard. The bathroom features a white three-piece suite, dual-aspect windows and an electric shower over the bath.

Outside, the garden combines patio and lawned areas with steps leading to a further lawned seating area, creating several spaces for outdoor enjoyment. A wooden shed provides additional storage.

Location

Etwall is a popular and well-established South Derbyshire village, offering a welcoming community atmosphere alongside a good range of local amenities and facilities. The village provides everyday conveniences, places to eat and drink, schools and leisure opportunities, whilst the surrounding countryside offers excellent opportunities for walking and outdoor activities.

AML Verification

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

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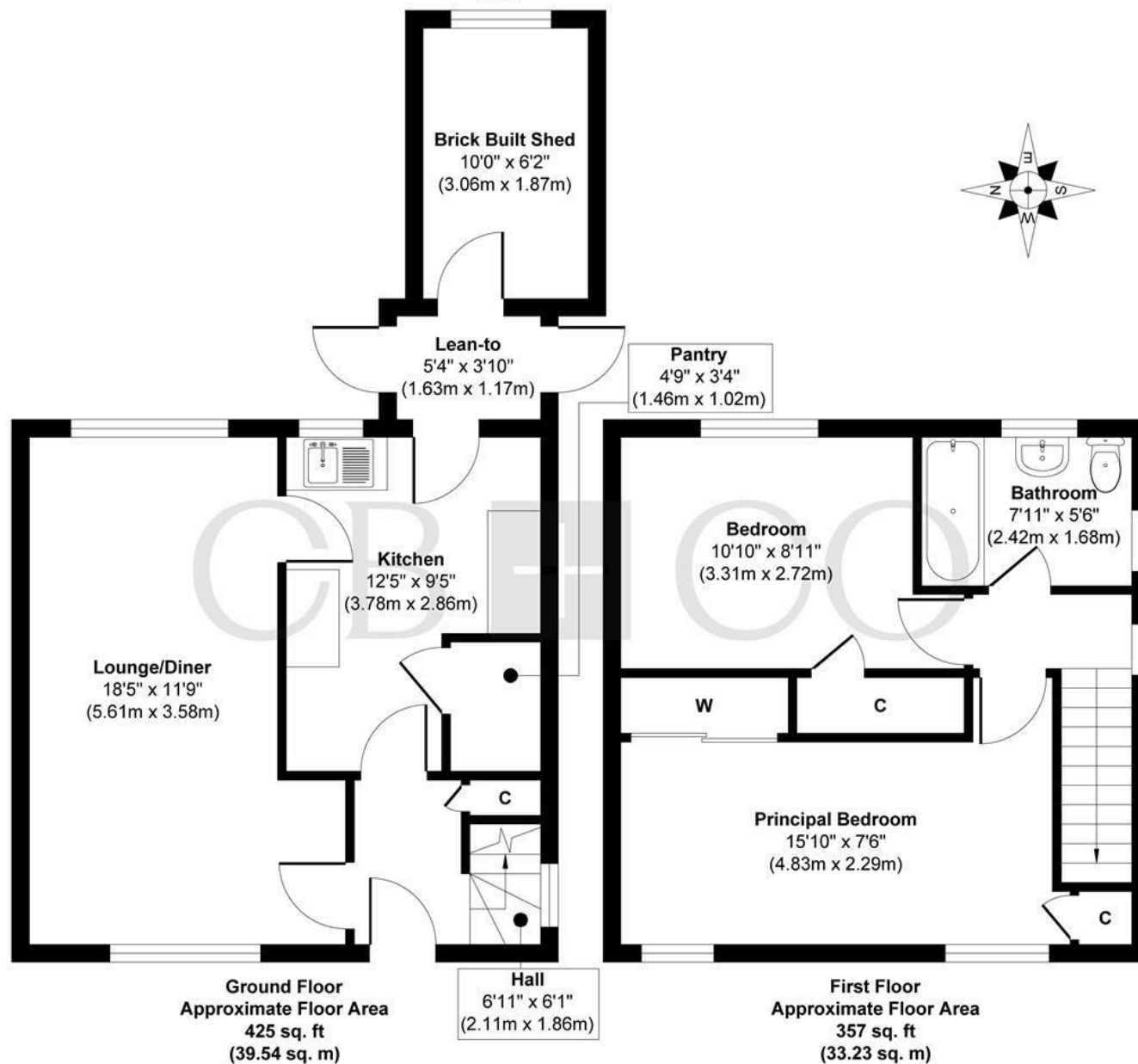








Egginton Road



Approx. Gross Internal Floor Area 782 sq. ft / 72.77 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

710.42 sq ft

EPC RATING

C

COUNCIL TAX BAND

B

- Spacious Two-Bedroom Semi-Detached Home
- Gated Driveway Providing Parking For Three Vehicles
- Bright Living Space With Front And Rear Windows
- Large Brick-Built Garden Outbuilding
- Two Excellent-Sized Bedrooms
- Principal Bedroom With Built-In Sliding Wardrobes
- Combination Boiler Housed Within Bedroom Storage
- Multi-Level Garden With Patio And Seating Areas
- Useful Lean-To With External Access
- Dual-Aspect Family Bathroom

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
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