

Dove Grove, Egginton

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Offers over
£475,000



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This property at a glance:



Dove Grove, Egginton



Jodie says:

“Tucked away on Dove Grove, you’ll find this beautifully presented four-bedroom family home, perfectly positioned in a quiet cul-de-sac and offering instant kerb appeal with its smart paved driveway.

From the moment you step inside, there’s a warm and welcoming feel. A handy porch area greets you first, complete with direct access to a convenient WC, before leading into the main hallway. I think it’s a layout that just makes everyday life that little bit easier.

At the heart of the home is the stunning kitchen/diner, a space that truly brings everything together. Thoughtfully designed with both style and practicality in mind, it features a Rangemaster cooker and a classic Belfast sink, adding charm and character. The open flow into the dining area makes it ideal for family meals, entertaining guests, or simply enjoying day-to-day life. Just beyond, a separate utility area keeps things neatly tucked away and functional.

To the rear, the family room is a real standout feature for me, it’s beautifully finished, with bi-fold doors stretching across the back wall and a striking lantern ceiling above, flooding the space with natural light. It’s the kind of room you’ll find yourself drawn to all year round. This additional living space also allows the front living room to become a cosy retreat, perfect for quieter evenings, while double doors offer the option to open everything up for a seamless, sociable flow.

Another thoughtful addition is the versatile playroom or study, ideal for growing families or those needing a work-from-home space, this home really does have it all.

Upstairs, you’ll find four generously sized bedrooms, making this a fantastic choice for larger families or anyone needing that extra bit of space. The main bathroom is equally well-appointed, featuring both a bath and a waterfall shower, perfect for busy mornings and more relaxed evenings alike.

All in all, this is a home that has been carefully designed and lovingly maintained, offering a wonderful balance of style, comfort, and practicality in a peaceful setting”.

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Did you spot...

This beautiful family home has a downstairs study/playroom



A message from the seller:

"Welcome to our much-loved family home. Selling our house is incredibly bittersweet, as we have truly loved living here for the past seven years. What started as the perfect home for us as a couple has grown with us into a wonderful family home for our family of four, filled with so many happy memories along the way. The area offers everything you could want for family life, with friendly neighbours, beautiful green spaces, a lovely nearby park, and a fantastic local school all within easy reach. It's a warm, welcoming community and a place we have genuinely been proud to call home.

Our move is purely driven by wanting a more countryside location, otherwise this is a home we would have happily stayed in for many more years. We hope the next owners will love it just as much as we have!"

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Floor Plan

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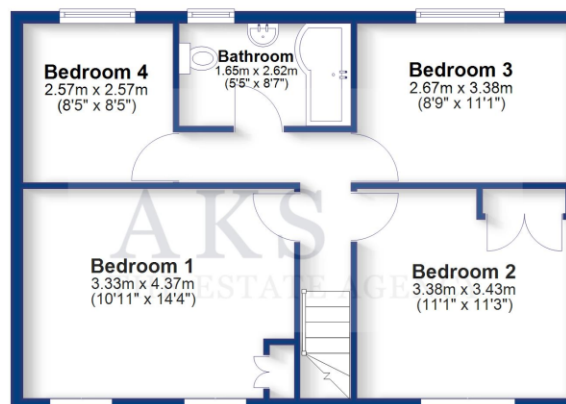
Ground Floor

Approx. 106.2 sq. metres (1143.5 sq. feet)
(excluding WC)



First Floor

Approx. 53.4 sq. metres (574.6 sq. feet)



Total area: approx. 159.6 sq. metres (1718.1 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Key Features:

- FOUR BEDROOM DETACHED HOME
- BEAUTIFULLY EXTENDED WITH BI-FOLD DOORS TO THE GARDEN
- OPEN PLAN KITCHEN-DINING-LIVING SPACE
- LARGE DRIVEWAY AND SINGLE GARAGE
- SEPARATE LIVING ROOM AND PLAYROOM
- PEACEFUL VILLAGE LOCATION
- SOLAR PANELS
- 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 **Jodie** call
01332 30 30 30

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

