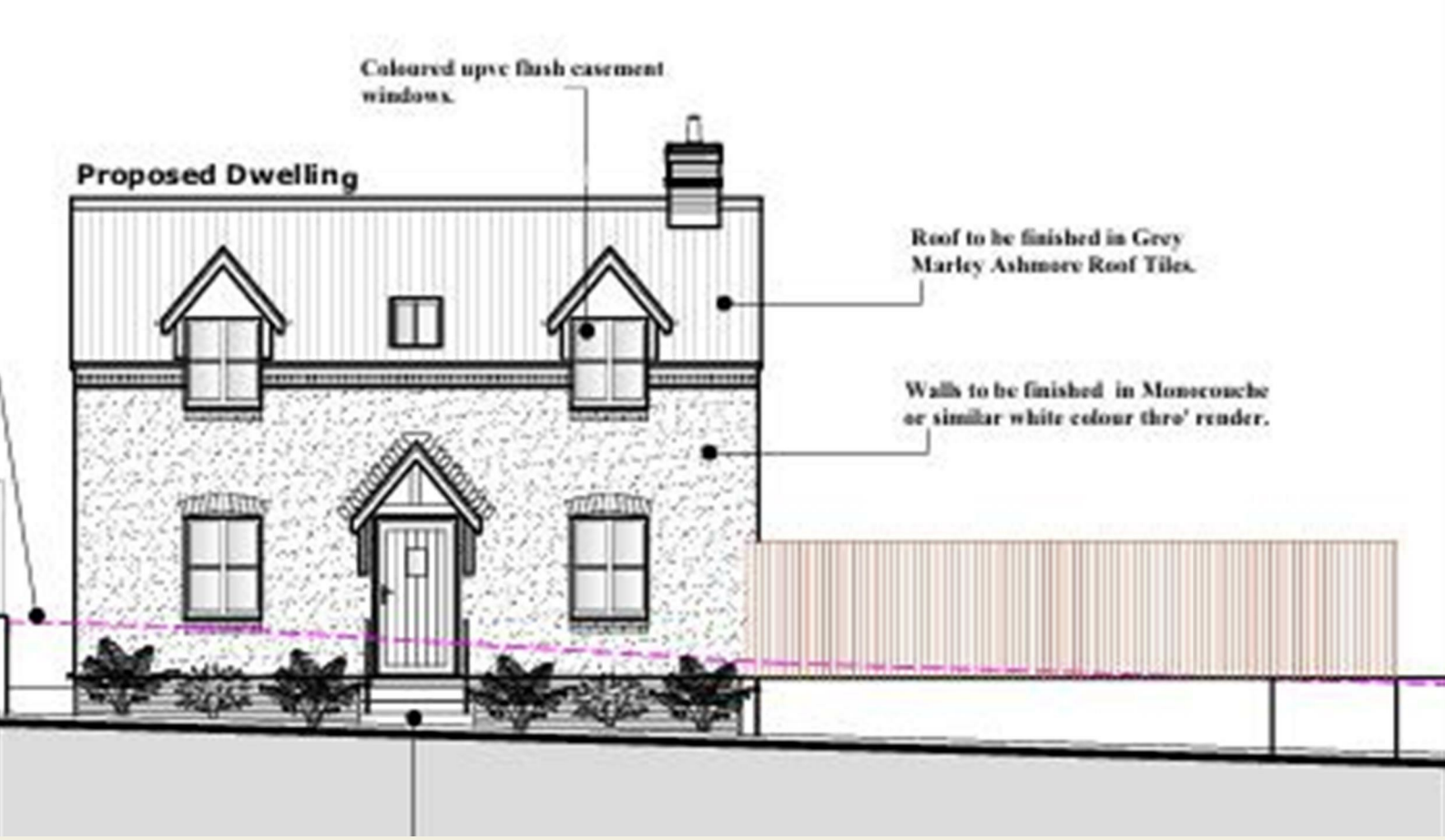
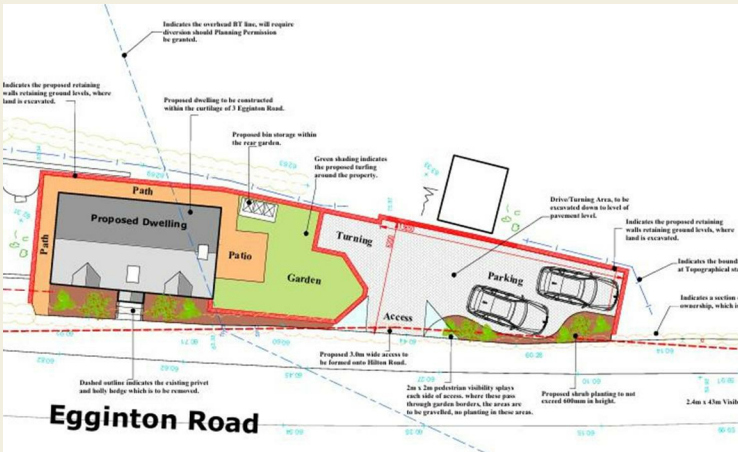
Fletcher
& Company

Land adjacent to 3 Egginton Road, Etwall, DE65 6NB

Offers Around £110,000
Freehold



- Ref No: DMPA/2024/0470
- Brand New, Two Bedroom Detached Cottage
- Hallway & Fitted Guest Cloakroom
- Lounge & Dining Kitchen
- Two First Floor Bedrooms & Bathroom
- Enclosed Garden
- Off-Road Parking
- Sought After Village Location
- Excellent Potential for Developer
- Close to Local Amenities



Willington@fletcherandcompany.co.uk 01283 241 500 Council Tax Band: D EPC Rating: E

Elevations - scale 1:100

th)

Rear Elevation (west)

Summary

Excellent Potential for Developer - Fabulous building plot for the erection of a two bedroom, detached cottage located in the highly desirable village of Etwall. The finished product will feature entrance hall, fitted guest cloakroom, lounge with bi-fold doors to garden, dining kitchen, first floor landing leading to two bedrooms and bathroom. The property will feature patio and garden as well as driveway providing off-road parking.

Please note: Full details can be found on South Derbyshire District Council planning portal.
Ref No: DMPA/2024/0470

The Location
Etwall is a very popular village noted for its primary school and John Port Secondary School. There is a good range of amenities including leisure centre, village shop, pubs/restaurants, recreational ground, easy access to Derby City Centre and nearby transport links.

Accommodation

Entrance Hall

Fitted Guest Cloakroom

Lounge

Dining Room

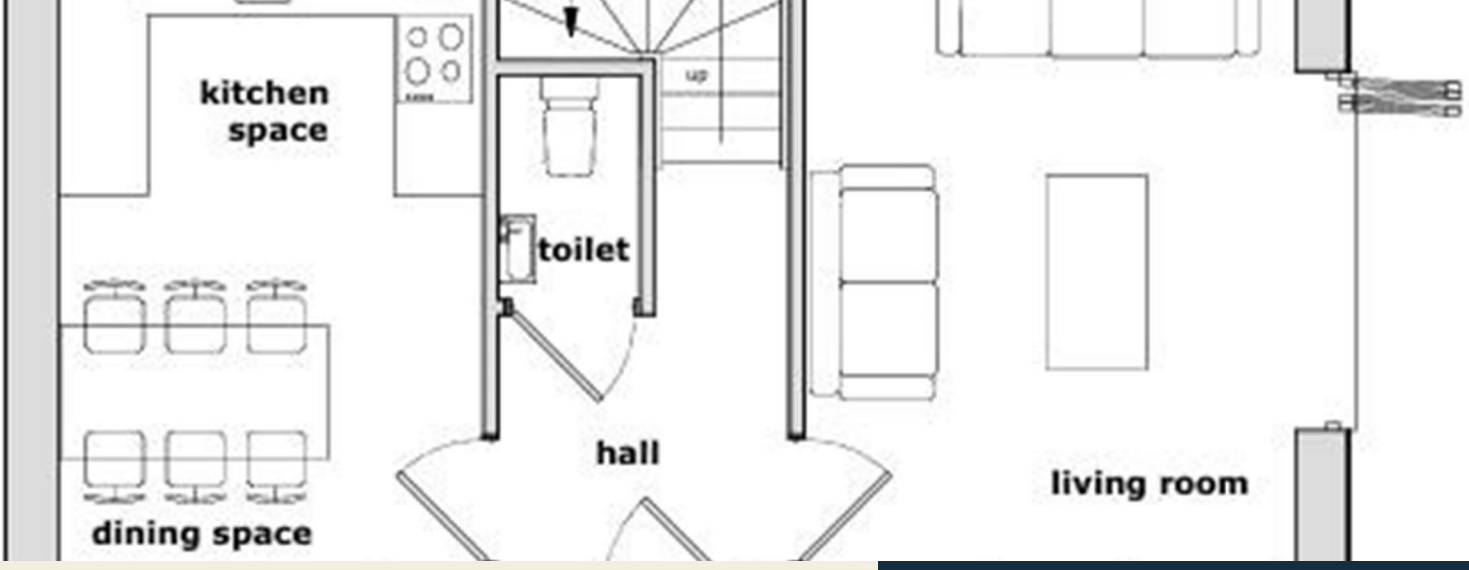
First Floor Landing

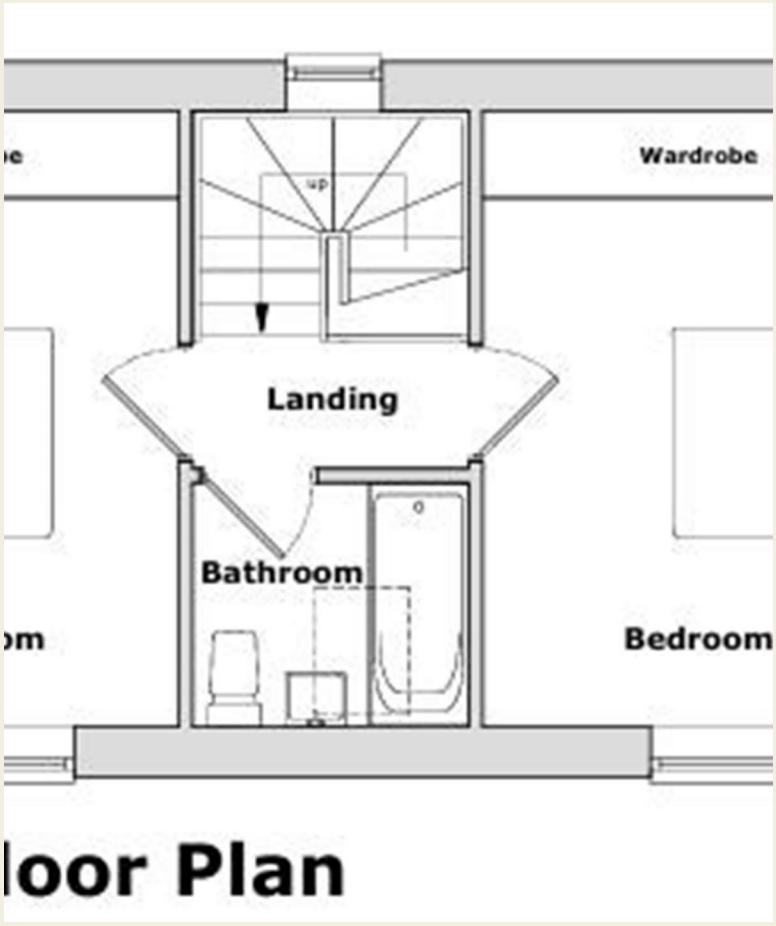
Bedroom One

Bedroom Two

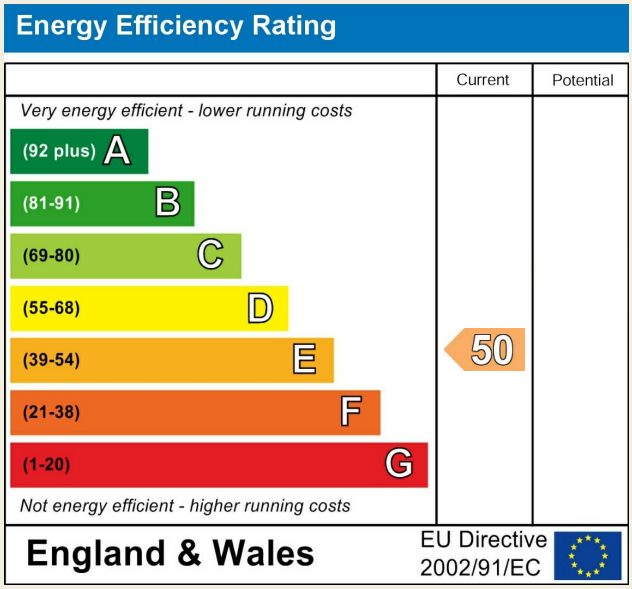
Bathroom

Council Tax Band D





loor Plan



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Land adjacent to 3 Egginton Road
Etwall
DE65 6NB

Council Tax Band: D
Tenure: Freehold