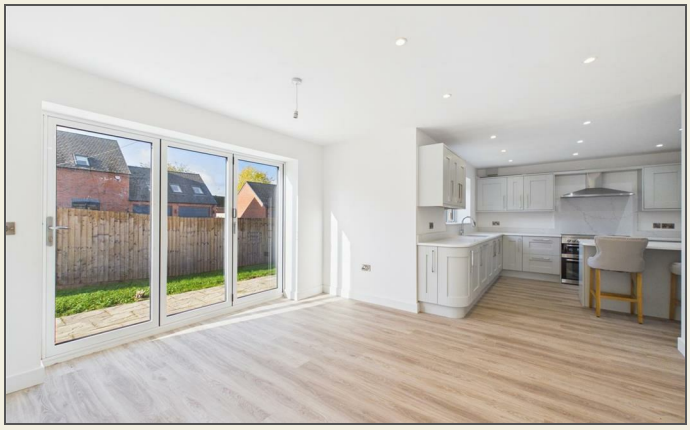






5 Bed House - Detached

Plot 8, Egginton Mews Mallard Close, Egginton, DE65 6HG

Offers Around £750,000 Freehold

5 2 4

Fletcher & Company

www.fletcherandcompany.co.uk

- New Barn Conversion - Spacious Accommodation - In Total 2,411 sq. ft
- Quiet Tranquil New Development - Village Location
- Lounge with Bi-folding Doors to Garden
- Living Kitchen/Dining with Built-in Appliances
- Utility Room & Cloakroom
- Five Bedrooms (Study/Bed 5)
- Three Bathrooms
- Generous Garden - Lawn with Patio
- Driveway with Double Garage - Electric Doors
- No Chain - Viewing Essential - Warranty PCC 6 Years

PLOT 8 - A unique development of 8 beautiful barn conversions with double garages set in the popular Derbyshire village of Egginton - Designed for contemporary living.

The Location - Egginton Village

Egginton is an idyllic village location surrounded by open countryside and offers easy access to the local villages of Etwall, Hilton and Willington which are all located just a few minutes drive away and also offering swift access to Derby and Burton-on-Trent.

This location also offers swift access to the A38 and A50 linking to the motorway networks of the M6 and M1 and East Midlands International Airport with access to the Railway Network with Stations in Willington, Derby and Burton-on-Trent.

Swift access is also available to local noted schooling including John Port Secondary School in Etwall and Private Education is available at Denstone College, Repton Public School, Derby Grammar School and Derby High School.

Services

The property benefits from state of the art electric air source heating, electricity, water and drainage.

Internet

Fast Broadband internet connection.

Accommodation

Oak Framed Storm Porch

With entrance door with inset window opening into entrance hall.

Entrance Hall

10'4" x 8'3" (3.16 x 2.54)

With radiator, double glazed window to front and staircase leading to first floor.

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Cloakroom

6'5" x 4'5" (1.97 x 1.36)

With low level WC, wash basin with fitted base cupboard underneath, heated chrome towel rail/radiator, illuminated mirror, spotlights to ceiling, extractor fan, double glazed window to front and internal oak veneer door with chrome fittings.

Lounge

21'8" x 11'5" (6.61 x 3.49)

With two radiators, two double glazed windows to side, double glazed window to front, double glazed bi folding doors opening onto garden and oak veneer door with chrome fittings.





Kitchen/Dining Room

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Dining Area

12'11" x 11'5" (3.94 x 3.48)

With radiator, spotlights to ceiling, open space leading to kitchen area, double glazed bi folding doors opening to garden and internal oak veneer door with chrome fittings.





Kitchen Area

14'11" x 10'8" (4.56 x 3.27)

With inset one and a half stainless steel sink unit with mixer tap, wall and base fitted units with matching quartz worktops, range style cooker with stainless steel extractor hood over, integrated Bosch dishwasher, integrated Beko fridge/freezer, kitchen island with matching quartz worktops, spotlights to ceiling, double glazed window to rear, radiator, spotlights to ceiling, open space leading to dining area and internal oak veneer door with chrome fittings.





These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Utility Room

10'9" x 6'5" (3.29 x 1.96)

With inset one and a half stainless steel sink unit with mixer, fitted base cupboards, quartz worktops, plumbing for automatic washing machine, space for tumble dryer, spotlights to ceiling, extractor fan, integral door giving access to double garage, radiator, double glazed window to front and internal oak veneer door with chrome fittings.



First Floor Landing

27'11" x 6'3" (8.51 x 1.92)

With attractive balustrade, radiator, spotlights to ceiling and access to roof space.

Bedroom One

14'11" x 12'6" (4.57 x 3.83)

With radiator, double glazed window to rear and oak veneer door with chrome fittings.



Storage Alcove

12'6" x 4'3" (3.83 x 1.31)

With light.

Walk-In Wardrobe

7'0" x 6'8" (2.15 x 2.04)

With double glazed Velux window to rear and oak veneer door.

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

En-Suite

12'2" x 6'7" (3.73 x 2.01)

With walk-in shower with electric shower, twin wash basins with fitted base cupboards underneath, low level WC, two mirrors, spotlights to ceiling, extractor fan, tiled walls, tile flooring, heated chrome towel rail/radiator, double glazed window to rear and internal oak veneer door with chrome fittings.





Bedroom Two

13'7" x 13'0" (4.15 x 3.97)

With spotlights to ceiling, radiator, double glazed dormer window to front, double glazed Velux window to rear and internal oak veneer door with chrome fittings.



En-Suite

10'0" x 8'0" (3.07 x 2.46)

With separate shower cubicle with electric shower, twin wash basins both having fitted base cupboards underneath, low level WC, two mirrors, heated chrome towel rail/radiator, tiles splashbacks, spotlights to ceiling, extractor fan, tile flooring, double glazed dormer window to front and internal oak veneer door with chrome fittings.



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Bedroom Three

12'0" x 11'3" (3.68 x 3.44)

With radiator, double glazed window to front, double glazed window to side and internal oak veneer door with chrome fittings.



Bedroom Four

11'7" x 10'1" (3.55 x 3.09)

With radiator, double glazed window to rear, double glazed window to side and oak veneer door with chrome fittings.



Bedroom Five/Study

11'8" x 8'10" (3.58 x 2.70)

With radiator, double glazed window to front and internal oak veneer door with chrome fittings.



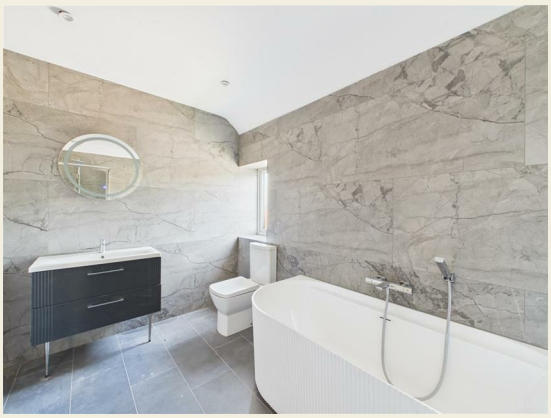
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Family Bathroom

12'5" x 6'11" (3.79 x 2.11)

With bath, wash basin with base cupboard underneath, low level WC, separate shower cubicle with chrome fittings including shower, fully tiled walls, tile flooring, heated chrome towel rail/radiator, two double glazed windows to front, spotlights to ceiling, extractor fan and internal oak veneer door with chrome fittings.





Front Garden

The property is set back behind a lawned fore-garden with paved pathway leading to the entrance door and oak framed storm porch.

Side & Rear Garden

The property enjoys a generous sized, sunny, enclosed rear garden with fencing and brick walling.





These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Driveway

A double width tarmac driveway provides car standing spaces for two cars.

Double Garage

20'8" x 19'10" (6.30 x 6.05)

With concrete floor, power, lighting, high efficiency hot water cylinder, double glazed window to rear, double glazed rear access door, integral door giving access to property and two electric up and over doors.

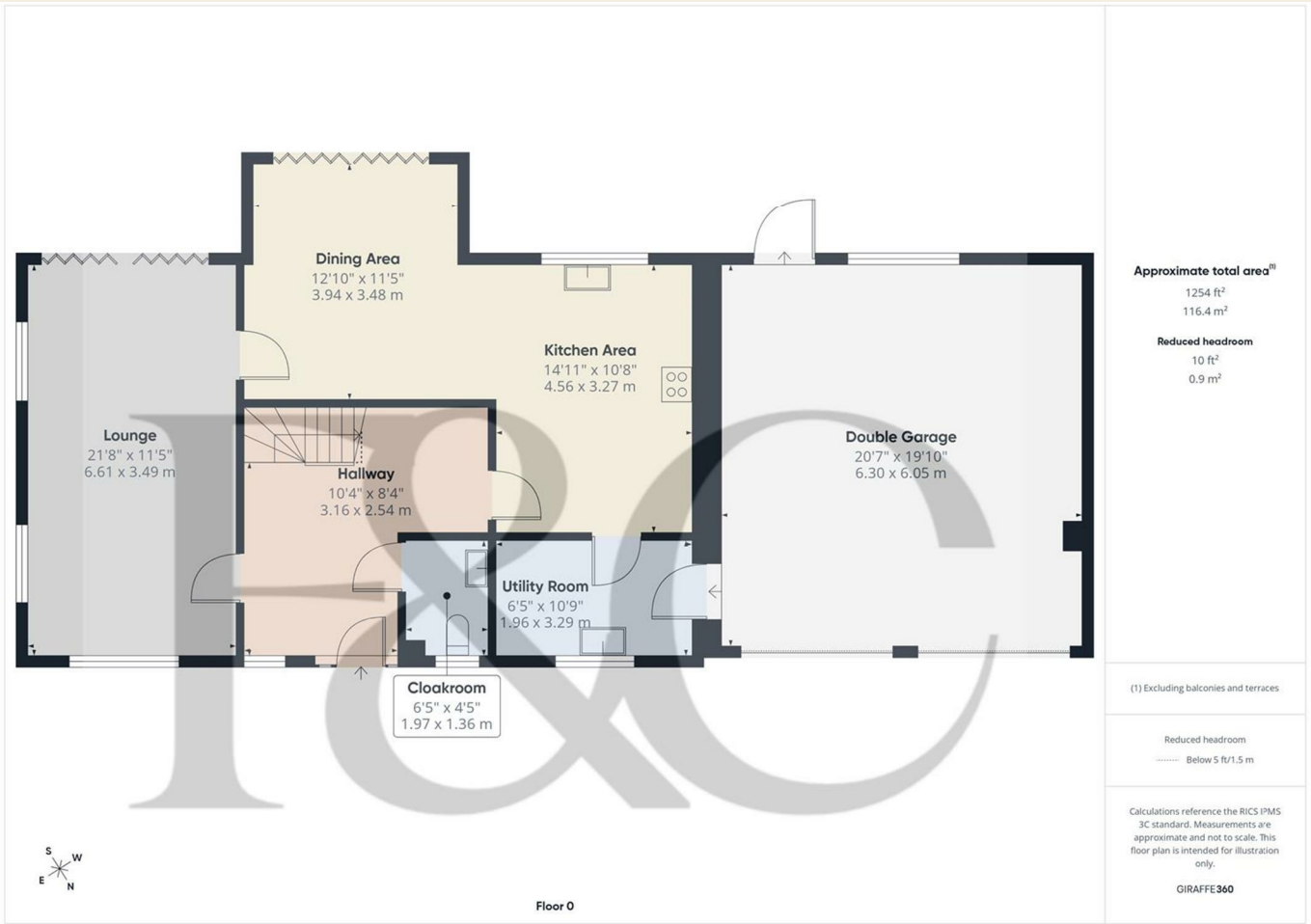


Management Company

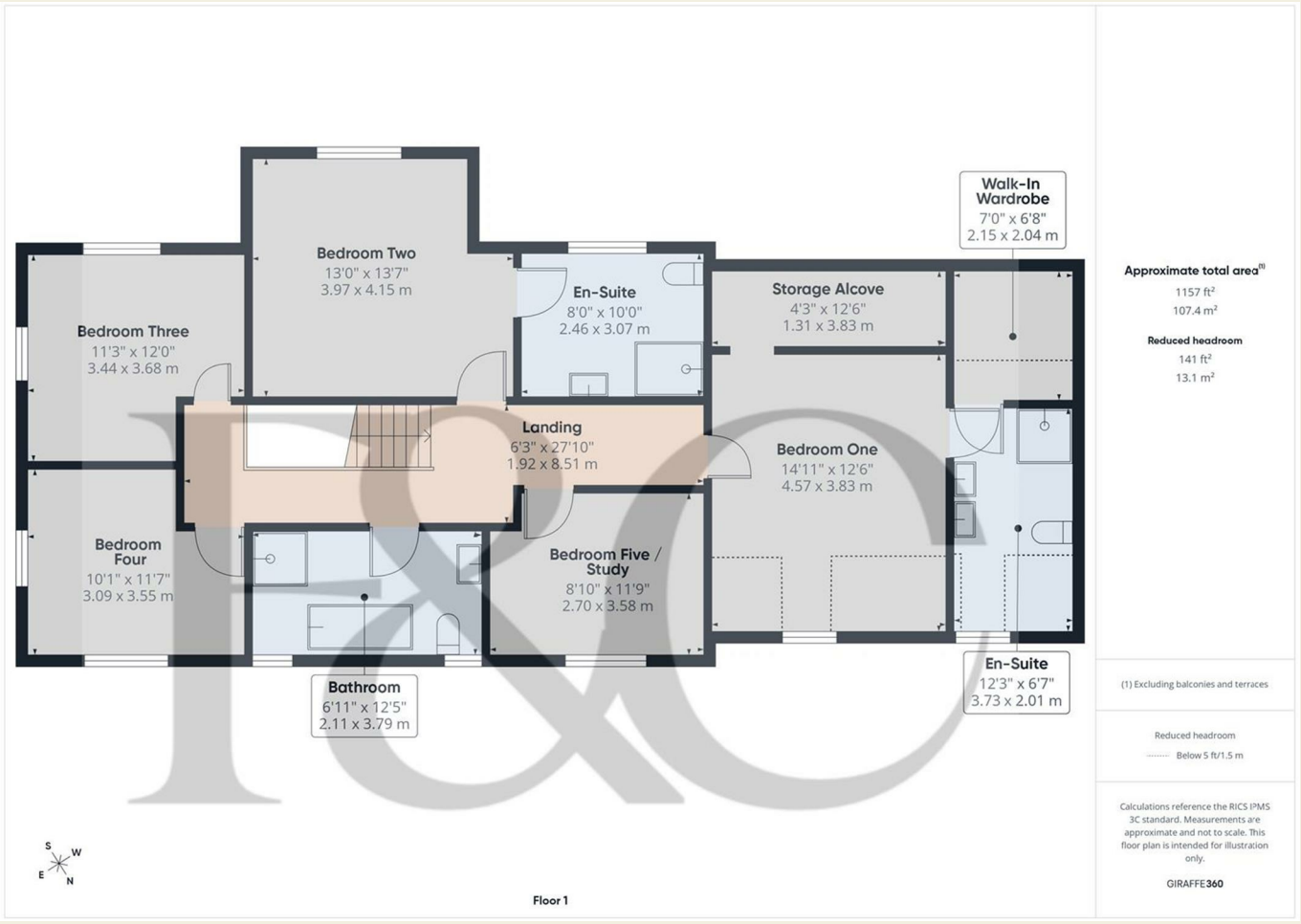
A management company has been established for the development, with a monthly management charge of £25 per plot (£300 per annum). A one-off joining fee of £250 is payable upon completion of the purchase. There are no additional annual membership fees.

Council Tax Band

To Be Confirmed



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Energy Efficiency Rating

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

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.