





4 Bed Barn Conversion

Plot 2, Egginton Mews Mallard Close, Egginton, DE65 6HG
Offers Around £595,000 Freehold

4 2 4

Fletcher & Company

www.fletcherandcompany.co.uk

- New Barn Conversion - Spacious Accommodation - In Total 2,237 sq. ft
- Quiet Tranquil New Development - Village Location
- Lounge with Bi-folding Doors to Garden
- Dining/Garden Room with Bi-folding Doors to Garden
- Kitchen Diner with Built-in Appliances
- Utility Room - Cloakroom
- Four Bedrooms with Four Bathrooms
- Generous Garden - Lawn with Patio
- Driveway with Double Garage - Electric Doors
- No Chain - Viewing Essential - Warranty PCC 6 Years

PLOT 2 - 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.

Entrance Hall

11'4" x 10'1" (3.46 x 3.08)

Entrance door, radiator and staircase leading to first floor.



Storage Cupboard

8'2" x 2'6" (2.51 x 0.78)

With light and internal oak veneer door with chrome fittings.

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Cloakroom

5'10" x 3'2" (1.78 x 0.99)

With low level WC, fitted wash basin with chrome fittings with fitted base cupboard underneath, tiled splashback, tiled flooring, heated chrome towel rail/radiator, extractor fan, spotlights to ceiling and internal oak veneer door with chrome fittings.

Lounge

20'1" x 10'9" (6.13 x 3.28)

With two radiators, double glazed bifolding doors opening onto garden, double glazed window to front and internal oak veneer door with chrome fittings.



Dining/Garden Room

19'0" x 11'3" (5.81 x 3.43)

With feature vaulted ceiling with two double glazed Velux windows, two radiators, four double glazed windows, double glazed bifolding doors opening onto garden and internal oak veneer door with chrome fittings.



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Kitchen Diner

13'11" x 11'6" (4.26 x 3.51)

With one and a half stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, built-in Bosch hob with stainless steel splashback with Bosch extractor hood over, built-in Bosch electric fan assisted oven, built-in Bosch combination microwave oven, integrated Bosch fridge/freezer, concealed recycling bin cupboard, plumbing for dishwasher, spotlights to ceiling, radiator, double glazed window overlooking rear garden and internal oak veneer door with chrome fittings.





Utility Room

8'0" x 5'9" (2.46 x 1.77)

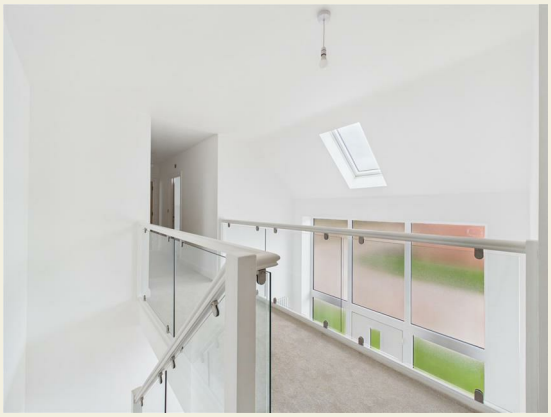
With single stainless steel sink unit with mixer tap, fitted cupboards, plumbing for automatic washing machine, space for tumble dryer, radiator, spotlights to ceiling, extractor fan, double glazed window to front and internal oak veneer door with chrome fittings.



First Floor Landing

25'6" x 3'3" (7.79 x 1.01)

With attractive glass balustrade, two radiators and double glazed Velux window.



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Bedroom One

20'2" x 19'5" (6.16 x 5.94)

With two radiators, three double glazed Velux windows and internal oak veneer door with chrome fittings.



En-Suite

7'8" x 5'7" (2.36 x 1.72)

With separate shower cubicle with chrome fittings including shower, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC, tiled splashbacks, tiled flooring, heated chrome tower rail/radiator, spotlights to ceiling, extractor fan, double glazed Velux window and internal oak veneer door with chrome fittings.



Bedroom Two

11'10" x 10'6" (3.61 x 3.22)

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



En-Suite

7'0" x 6'11" (2.14 x 2.11)

With separate shower cubicle with chrome fittings including shower, fitted wash basin with fitted base cupboard underneath, low level WC, tiled walls, tiled floor, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator, shaver point, double glazed Velux window and internal oak veneer door with chrome fittings.



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Bedroom Three

10'7" x 9'8" (3.24 x 2.97)

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



En-Suite

6'11" x 6'1" (2.12 x 1.86)

With separate shower cubicle with chrome fittings including shower, fitted wash basin with chrome fittings and fitted base cupboard underneath, low level WC, tiled splashbacks, tiled flooring, heated chrome towel/radiator, shaver point, spotlights to ceiling, extractor fan, double glazed Velux window and internal oak veneer door with chrome fittings.



Bedroom Four

11'9" x 9'3" (3.60 x 2.82)

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



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Family Bathroom

11'8" x 5'8" (3.58 x 1.74)

With bath with mixer tap/hand shower attachment, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC, separate shower cubicle with chrome fittings including shower, tiled splashbacks, tiled flooring, spotlights to ceiling, extractor fan, shaver point, heated chrome towel rail/radiator, double glazed Velux window 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.

Rear Garden

To the rear of the property is a generous sized enclosed rear garden laid to lawn with paved patio and enclosed by fencing and brick retaining wall. Rear access gate and bin store area.





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

Double Garage
20'6" x 19'8" (6.25 x 6.01)
With power, lighting, high efficiency hot water boiler, double glazed window to rear, double glazed rear door giving access to garden, two electric up and over front doors and integral door giving access to property.

Internet
Fast Broadband internet connection.

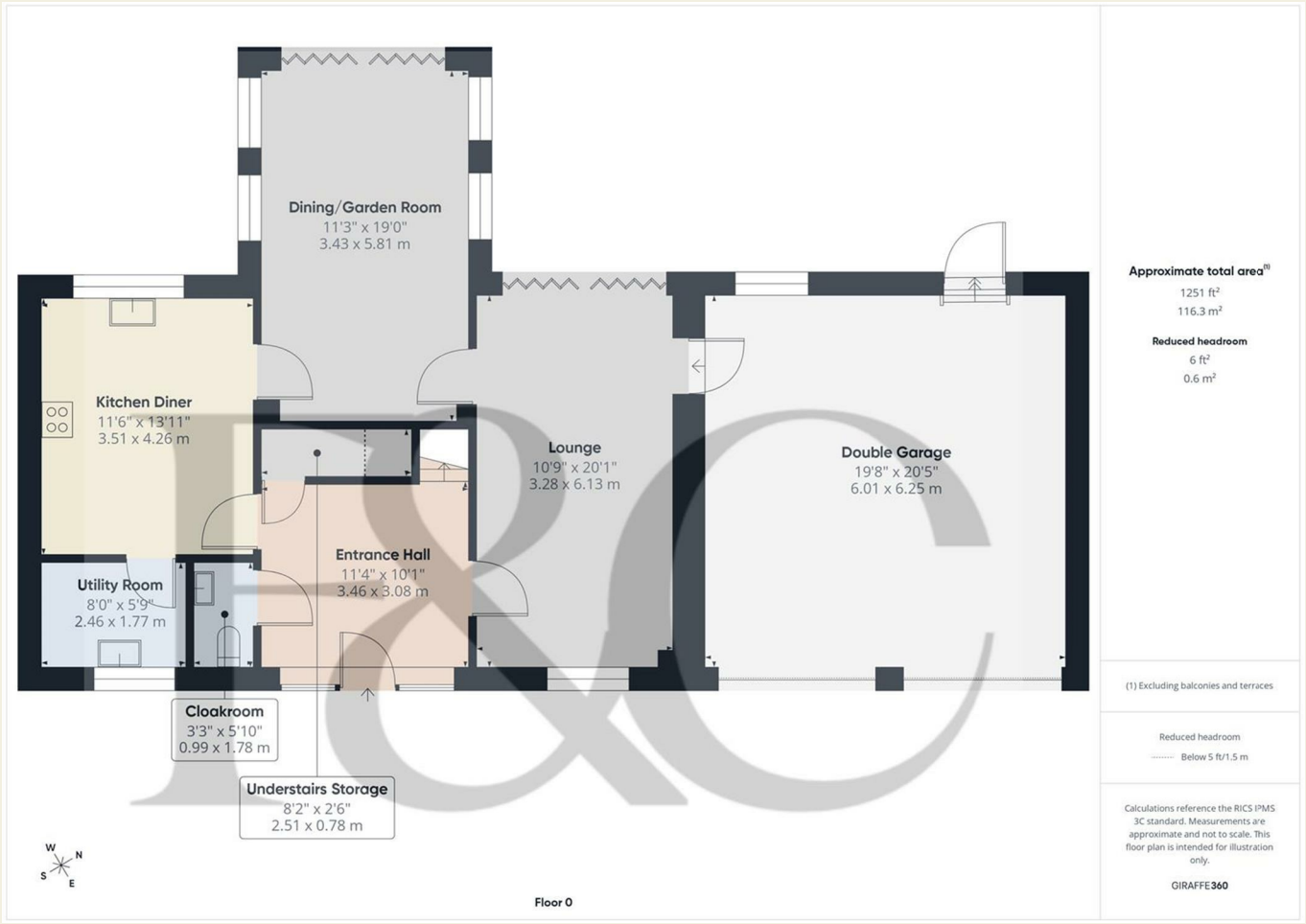
Services
The property benefits from state of the art electric air source heating, electricity, water and drainage.

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.

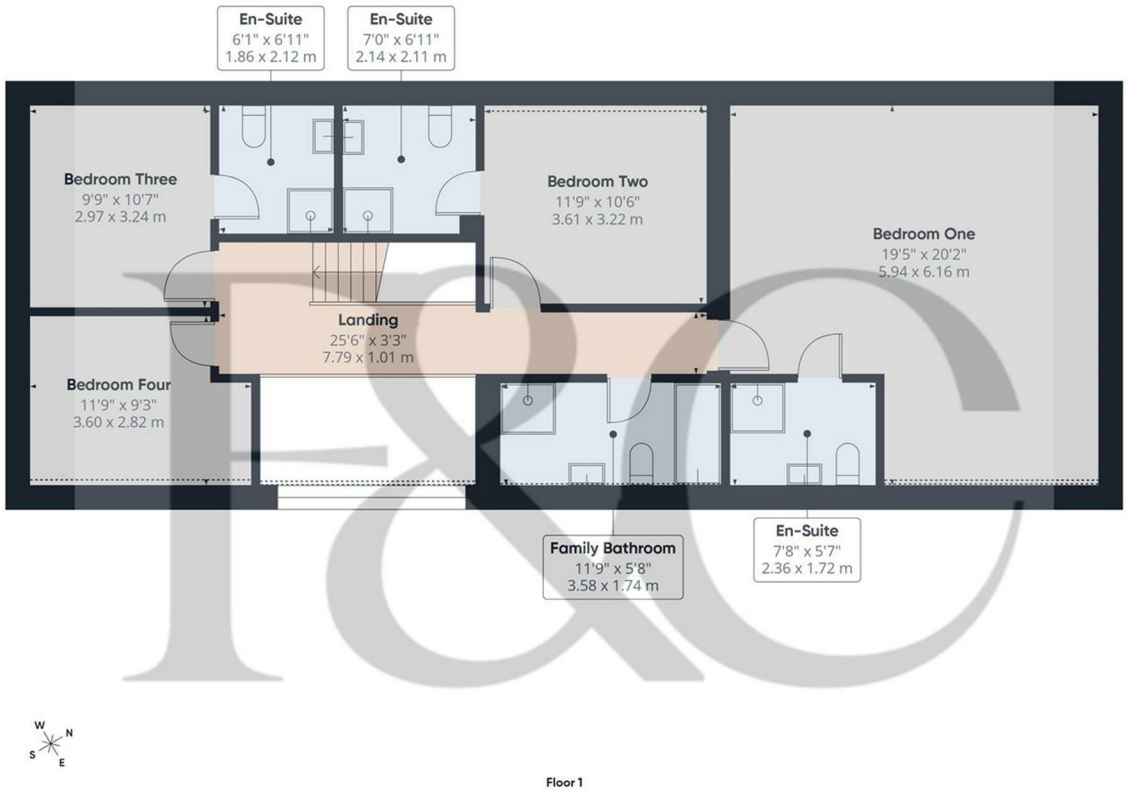
Council Tax Band
To Be Confirmed



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Approximate total area(1)

986 ft²

91.6 m²

Reduced headroom

24 ft²

2.3 m²

(1) Excluding balconies and terraces

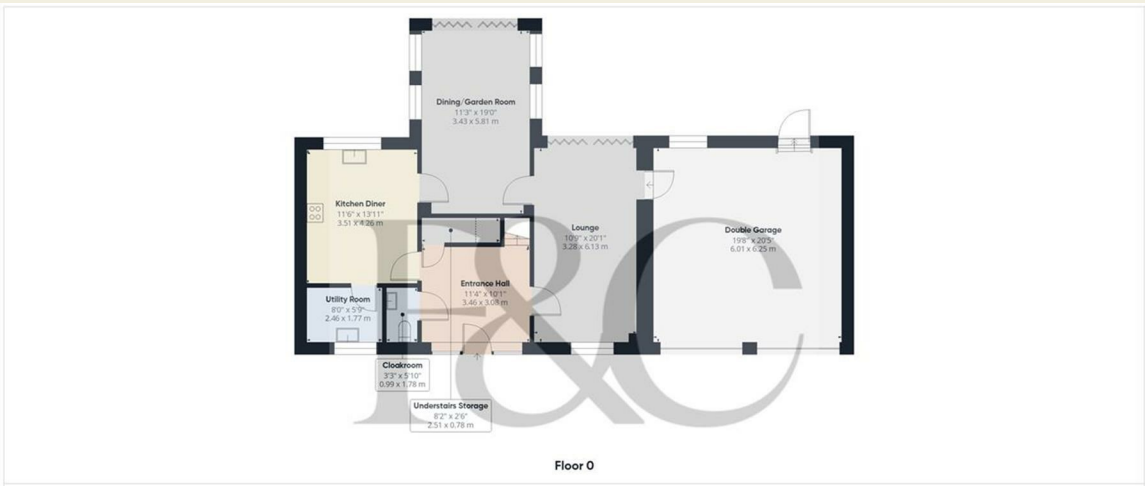
Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area(1)

2237 ft²

207.9 m²

Reduced headroom

30 ft²

2.8 m²

(1) Excluding balconies and terraces

Reduced headroom ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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	

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