



3 Bed Barn Conversion

Plot 1, Egginton Mews Mallard Close, Egginton, DE65 6HG
Offers Around £575,000 Freehold



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Fletcher
& Company

www.fletcherandcompany.co.uk

- New Barn Conversion - Spacious Accommodation - In Total 2,042 sq. ft
- Quiet Tranquil New Development - Village Location
- Lounge/Garden Room with Bi-folding Doors to Garden
- Kitchen/Dining Room with Built-in Appliances
- Utility Room - Cloakroom
- Three Bedrooms - Dressing Room
- Ensuite & Family Bathroom
- Generous Garden - Lawn with Patio
- Driveway with Double Garage - Electric Doors
- No Chain - Viewing Essential - Warranty PCC 6 Years

PLOT 1 - 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

Ground Floor

Entrance Hall

17'4" x 6'7" (5.30 x 2.03)

With entrance door, radiator and staircase leading to first floor.

Cloakroom

6'9" x 3'1" (2.06 x 0.95)

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

Lounge/Garden Room

32'4" x 12'11" (9.86 x 3.94)

Lounge Area

With radiator, double glazed window to front, open space leading to garden area and internal oak veneer door with chrome fittings.



Garden Area

With two radiators, vaulted ceilings incorporating two double glazed Velux style windows, two double glazed windows to side, open space leading to lounge area and double glazed bi folding doors opening onto garden.



Kitchen/Dining Room

20'1" x 10'11" (6.14 x 3.34)

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



Rear Hallway

6'6" x 5'3" (1.99 x 1.61)

With integral door giving access to the double garage, high efficiency hot water tank, double glazed door giving access to garden and oak veneer door with chrome fittings opening to utility room.

Utility Room

12'6" x 4'7" (3.83 x 1.40)

With single sink unit with mixer tap, wall and base fitted units with matching worktops, plumbing for automatic washing machine, space for tumble dryer, radiator, spotlights to ceiling and double glazed window to rear.

First Floor Landing

18'10" x 7'11" (5.76 x 2.43)

With radiator and two double glazed Velux style windows to rear.



Bedroom One

14'8" x 13'3" (4.48 x 4.05)

With two radiators, double glazed Velux style window to rear, double glazed Velux style window to front, storage into eaves and internal oak veneer door with chrome fittings.



Dressing Room

9'4" x 6'0" (2.87 x 1.84)

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

En-Suite

10'5" x 6'0" (3.20 x 1.84)

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



Bedroom Two

16'11" x 13'1" (5.16 x 4.00)

With two radiators, double glazed Velux style window to rear, double glazed Velux style window to front and internal oak veneer door with chrome fittings.



Bedroom Three

12'0" x 8'9" (3.66 x 2.68)

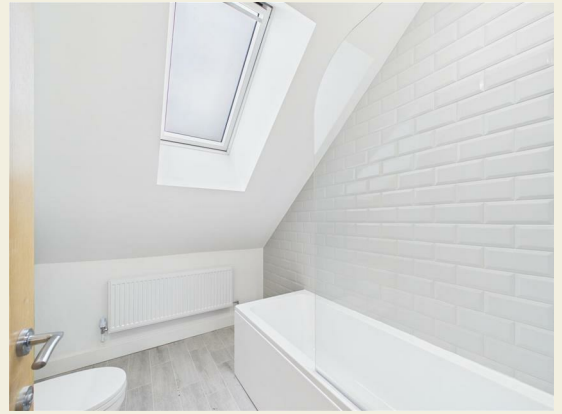
With radiator, double glazed Velux style window to front and internal oak veneer door with chrome fittings.



Family Bathroom

8'1" x 6'7" (2.48 x 2.01)

With bath with chrome fittings with electric shower over and shower screen door, fitted wash basin with chrome fittings and fitted base cupboard underneath, low level WC, tile splashbacks, tile flooring, radiator, spotlights to ceiling, extractor fan, double glazed Velux style window to front and internal open 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

The property enjoys a generous sized, enclosed rear garden laid to lawn with paved patio and pathway. The garden is enclosed by fencing and brick retaining wall.



Driveway

A double width tarmac driveway provides car standing spaces for two cars and leads to the double garage.

Double Garage

19'8" x 15'6" (6.00 x 4.73)

With concrete floor, power, lighting, integral door giving access to property and two electric up and over front doors.

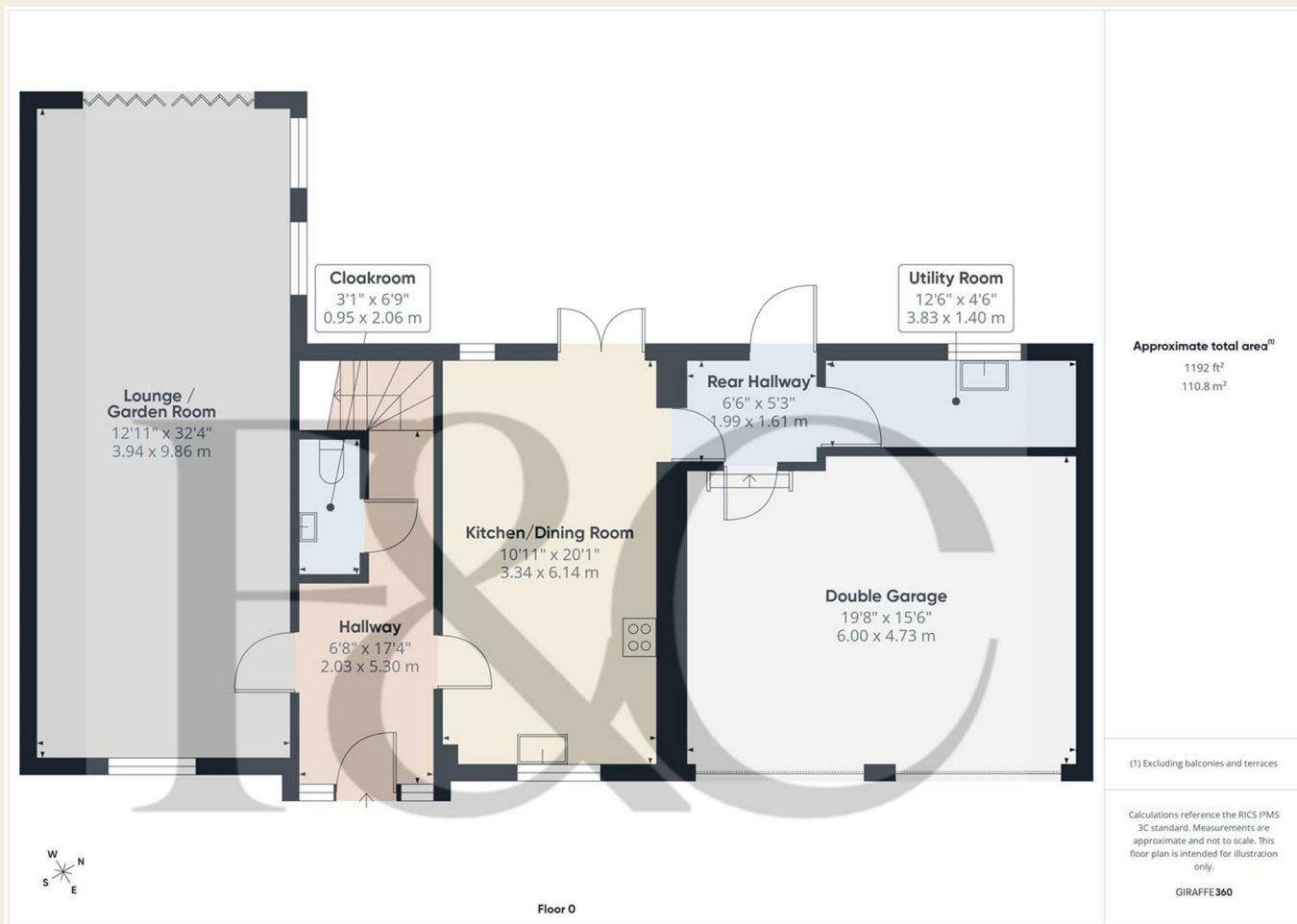
Management Company

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.

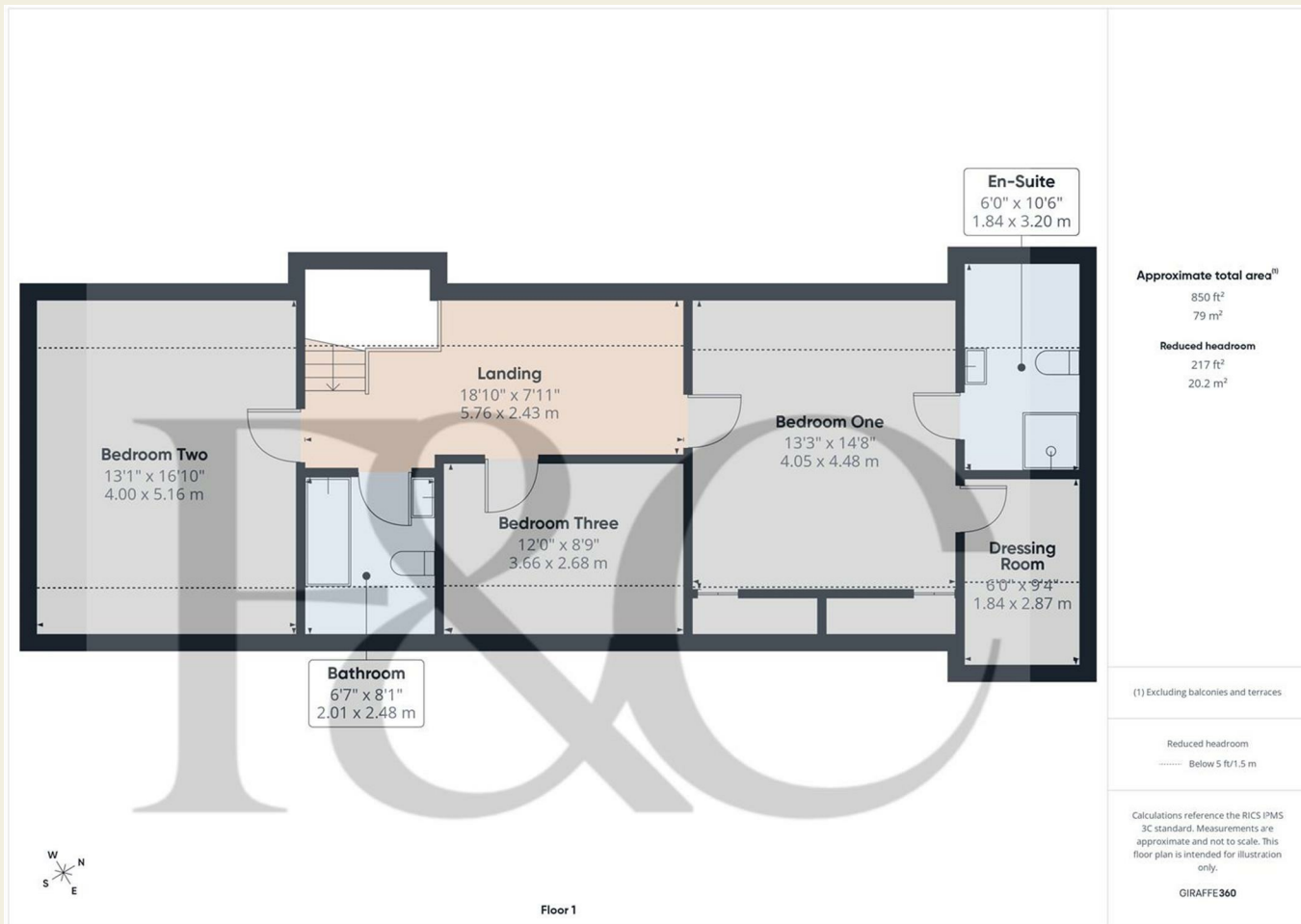
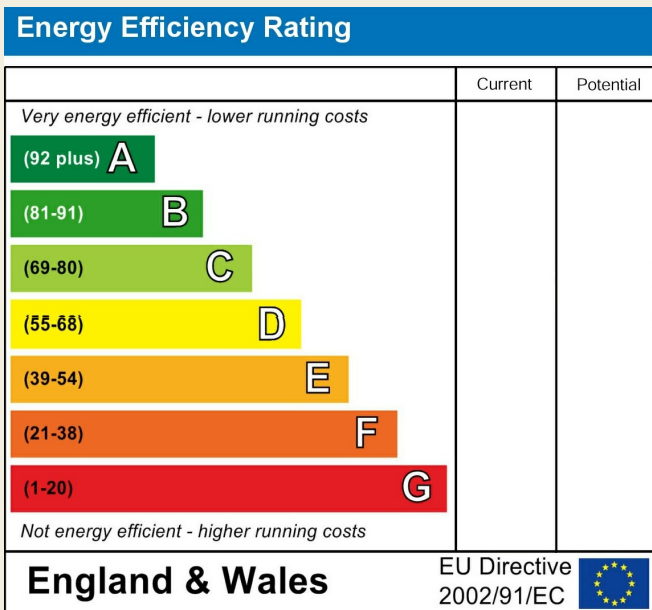
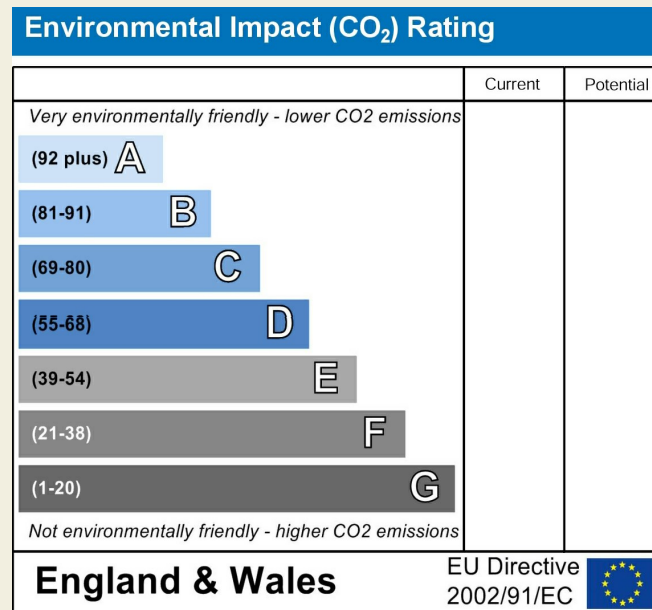
Council Tax Band

To Be Confirmed





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