3 Bed Barn Conversion

Plot 7, Egginton Mews Mallard Close, Egginton, DE65 6HG
Offers Around £490,000 Freehold

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Fletcher & Company

www.fletcherandcompany.co.uk

- New Barn Conversion - Spacious Accommodation - In Total 1,641 sq. ft
- Quiet Tranquil New Development - Village Location
- Lounge with Bi-folding Doors to Garden
- Kitchen/Dining Room with Built-in Appliances
- Utility Room - Cloakroom
- Three Bedrooms
- Ensuite & Family Bathroom
- Generous Garden - Lawn with Patio
- Driveway with Double Garage - Electric Doors
- No Chain - Viewing Essential - Warranty PCC 6 Years

PLOT 7 - 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

7'1" x 5'8" (2.16 x 1.75)

With entrance door with inset window and chrome fittings, radiator and staircase leading to first floor.

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Cloakroom

5'6" x 3'0" (1.68 x 0.93)

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

Lounge

20'2" x 12'4" (6.17 x 3.78)

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

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Kitchen/Dining Room

16'7" x 12'7" (5.06 x 3.85)

With inset one and a half stainless steel sink unit with mixer tap, wall and base fitted units with attractive matching quartz worktops, Bosch induction hob with Bosch stainless steel extractor hood over, integrated Neff dishwasher, built-in Bosch electric fan assisted oven and grill, integrated Teknix fridge/freezer, concealed recycling bin store, two radiators, spotlights to ceiling, wine rack, two double glazed windows with quartz sills overlooking garden and internal oak veneer door with chrome fittings.

Storage Cupboard/Pantry

With power and lighting.

Utility Room

7'3" x 7'2" (2.21 x 2.20)

With inset one and a half stainless steel sink unit with mixer tap, fitted base cupboard, matching quartz worktop, plumbing for automatic washing machine, space for tumble dryer, radiator, spotlights to ceiling, extractor fan, double glazed window to front, internal oak veneer door with chrome fittings and additional oak veneer door with chrome fittings opening into double garage.

Feature First Floor Landing

14'5" x 11'6" (4.40 x 3.51)

With radiator, double glazed Velux window to front and attractive balustrade.

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Bedroom One

20'2" x 11'7" (6.15 x 3.55)

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

En-Suite

5'11" x 5'5" (1.81 x 1.67)

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

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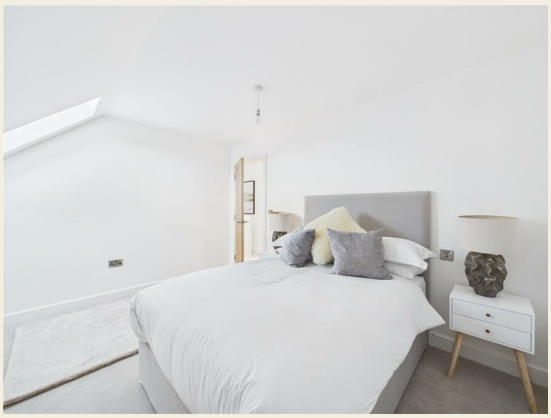
Bedroom Two

12'7" x 9'8" (3.85 x 2.95)

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



Bedroom Three

10'2" x 8'9" (3.10 x 2.69)

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

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Family Bathroom

7'1" x 5'6" (2.16 x 1.70)

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, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, double glazed Velux window to rear 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

A pleasant, enclosed, lawned rear garden enjoys a sunny aspect enclosed by fencing and brick wall.

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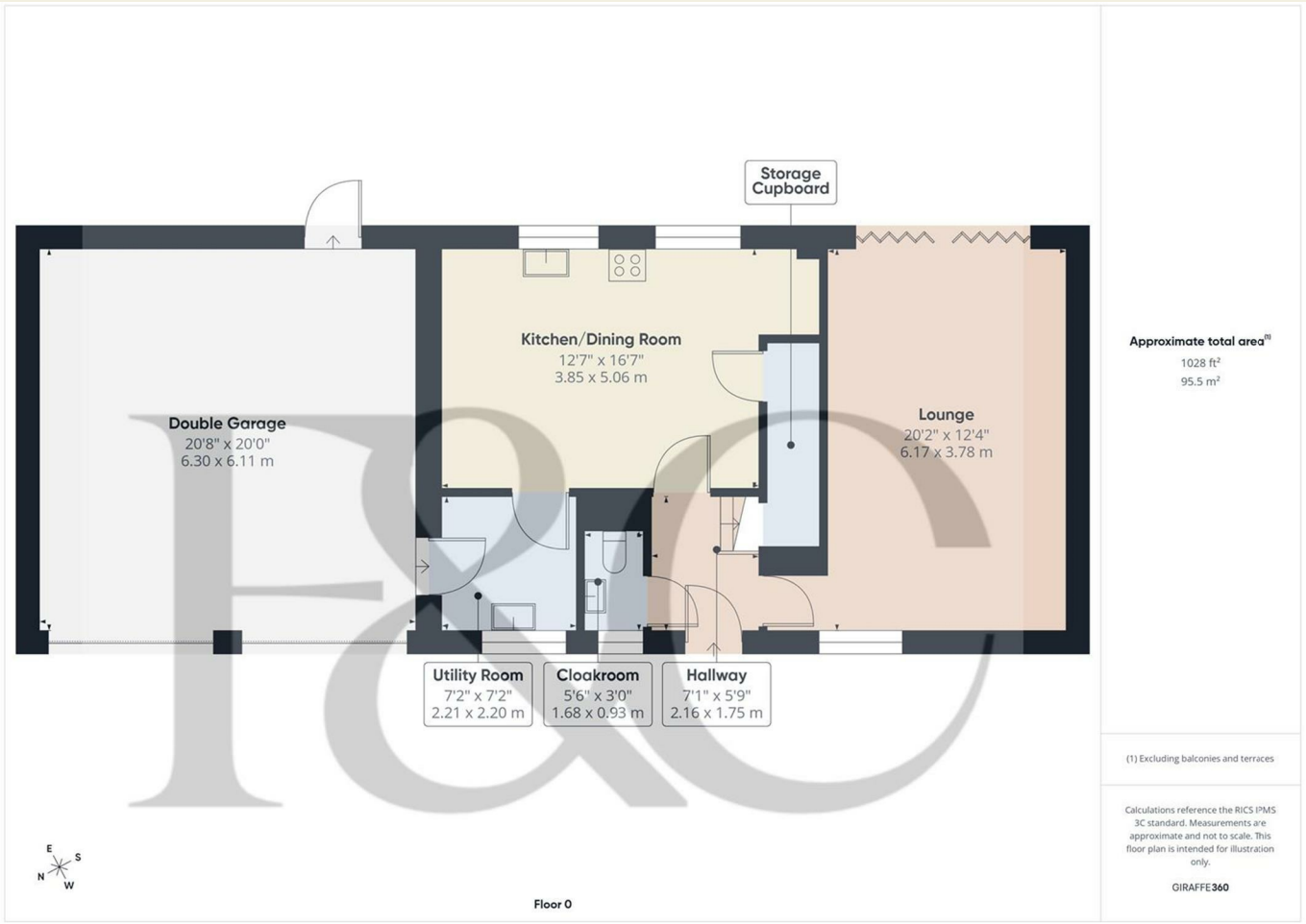
Driveway
A double width tarmac driveway provides car standing spaces for two cars.

Double Garage
20'8" x 10'2" (6.30 x 3.11)
With concrete floor, power, lighting, high efficiency hot water tank, double glazed door giving access to garden, integral door giving access to property and two electric front doors.

Council Tax Band
To Be Confirmed

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.



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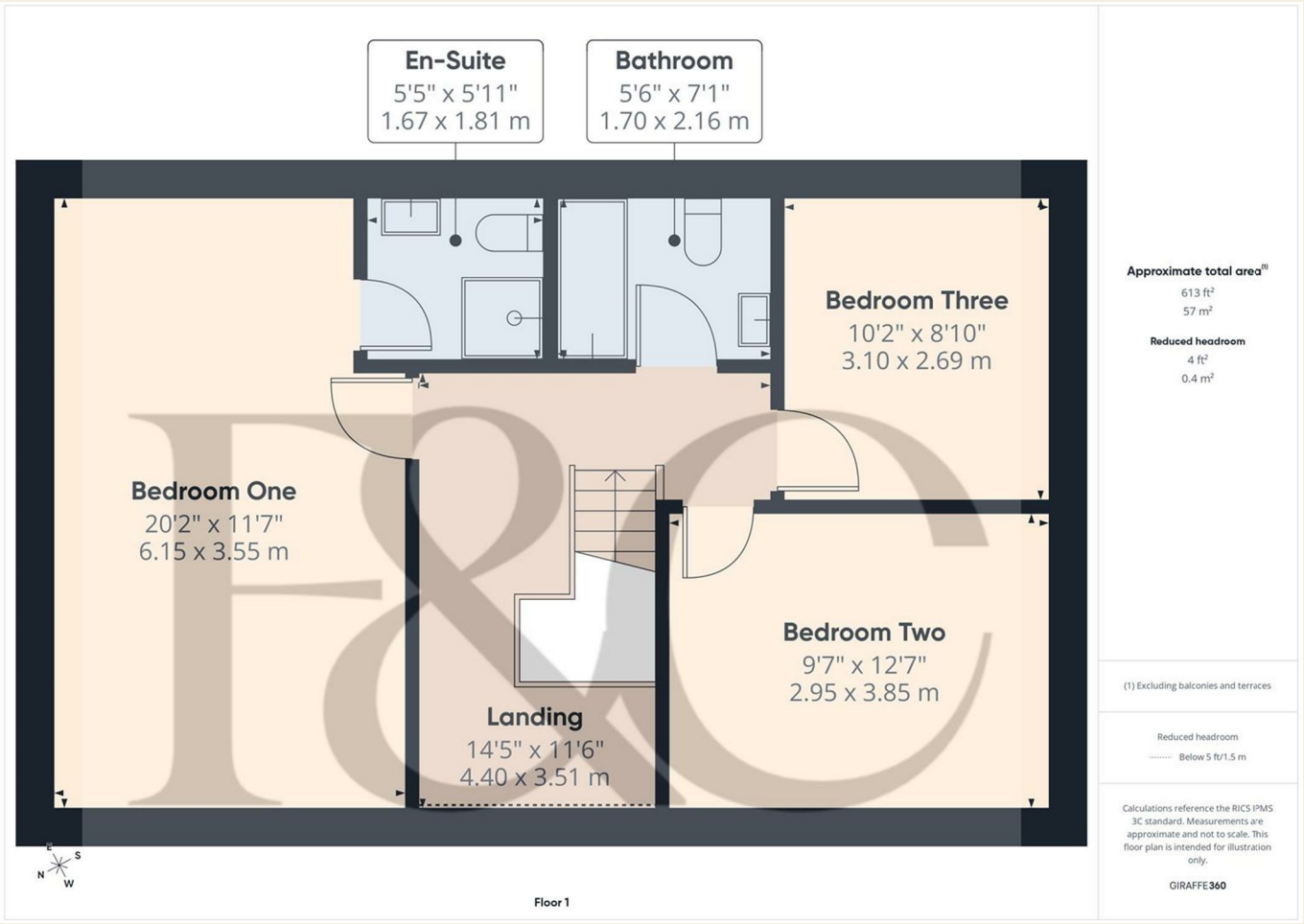

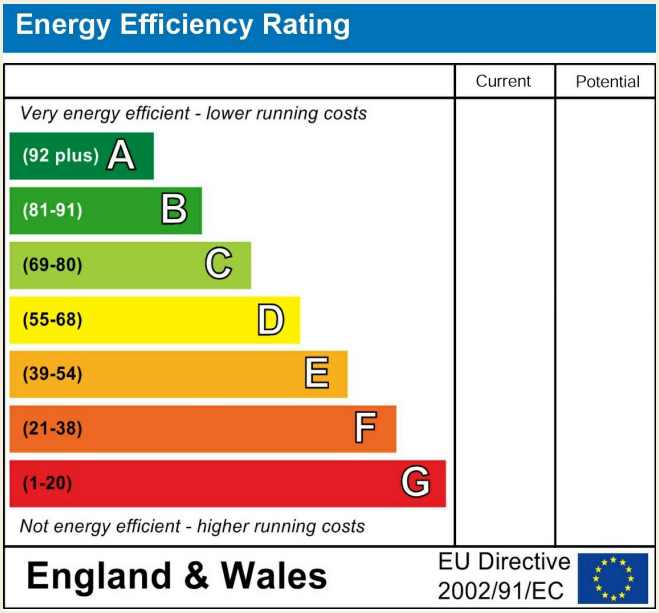

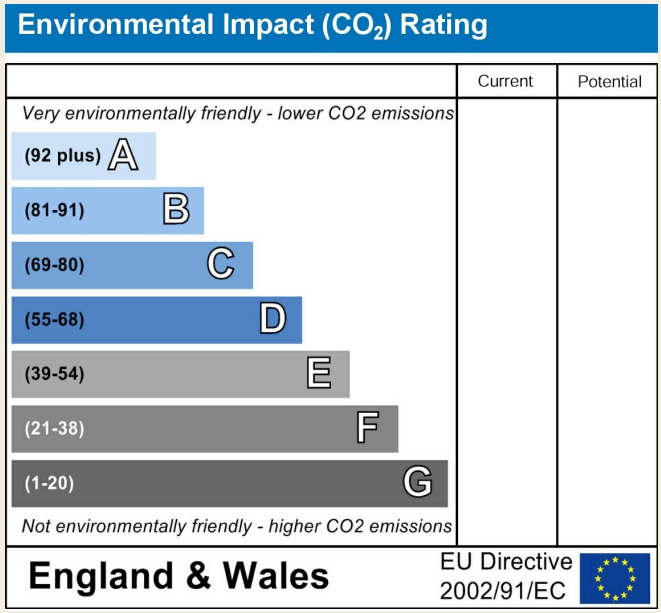

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