



48 Egginton Road, Etwall, Derby, DE65 6NP

£220,000

A chain free three bedroom semi detached home in sought after Etwall, offering 90 square metres (971 square foot) of accommodation, driveway parking, front and rear gardens and a large rear plot. Requiring refurbishment, this is a fantastic opportunity to create a comfortable family home.

Summary Description

48 Egginton Road, Etwall is a three bedroom semi detached home offered to the market chain free and occupying a sought after position within this high demand South Derbyshire village. With a total floor area of 90 square metres (971 square foot), the property provides well proportioned accommodation, front and rear gardens, driveway parking and excellent scope for buyers looking to undertake a full schedule of refurbishment.

The accommodation includes an entrance porch, a generously sized front lounge with feature fireplace, a separate rear dining room overlooking the garden and a kitchen with direct access outside. To the first floor, there are three bedrooms, with bedrooms one and two benefiting from fitted storage, together with a family bathroom and separate WC. Outside, the property has an established front garden, driveway parking and a large rear garden with mature planting, lawned areas, fenced boundaries and a brick built outbuilding. The plot size, room proportions and layout combine to create a strong opportunity for someone to redesign, modernise and create a comfortable family home.

Etwall remains one of South Derbyshire's most desirable village locations, popular with families, commuters and buyers seeking a well connected setting with a strong local community. The property is within walking distance of local amenities and schools, including John Port Spencer Academy, and offers convenient access to Derby, Burton upon Trent, the A50, A38 and wider road network. Local shops, public houses, countryside walks, bus routes and village facilities are all within easy reach, making this an appealing long term home in a consistently sought after location.

Entrance Porch

The property is approached via a front porch, providing a useful entrance point into the home and helping to separate the main living accommodation from the front elevation.

Lounge

9'3" x 12'7" (2.84 x 3.86)



A generously proportioned front reception room with a large window allowing natural light into the space. The room includes a feature fireplace and offers a comfortable layout for everyday sitting and relaxing.

Dining Room

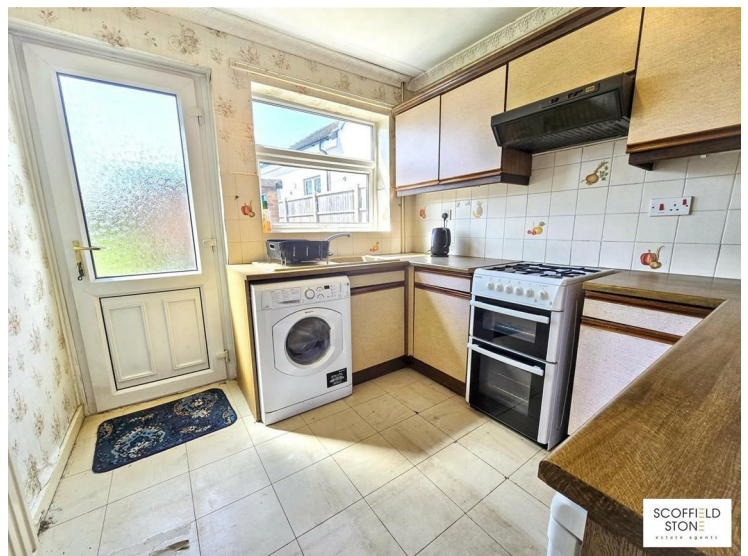
12'1" x 12'5" (3.69 x 3.81)



A separate dining room positioned to the rear of the property, enjoying a view towards the garden. This flexible reception space could serve as a formal dining area, family room, or additional sitting room.

Kitchen

9'0" x 8'6" (2.75 x 2.61)



The kitchen is fitted with a range of wall and base units, worktop space, tiled splashbacks, sink area, space for appliances and a cooker point. A rear door provides direct access out to the garden.

Ground Floor Bathroom
6'3" x 5'4" (1.92 x 1.64)



The bathroom is fitted with a bath, pedestal wash hand basin and WC, with tiled wall finishes and an obscure glazed window.

First Floor Landing

The landing gives access to the first floor accommodation, including three bedrooms and the family bathroom.

Bedroom One
12'4" x 11'4" (3.77 x 3.46)



A good sized double bedroom positioned to the rear of the property, with a wide window providing natural light and pleasant outlooks. The room also includes fitted storage.

Bedroom Two
9'2" x 12'5" (2.81 x 3.8)



A further double bedroom with fitted wardrobes, shelving and a front facing window. This room offers practical storage and would suit use as a bedroom, guest room, or home working space.

Bedroom Three
10'11" x 8'7" (3.33 x 2.62)



A smaller third bedroom with front facing window, suitable as a child's bedroom, nursery, dressing room, or study.

First Floor WC

A separate first floor WC fitted with a low level WC and wash hand basin, positioned independently from the main bathroom for added day to day convenience.

Outside

Front Garden and Driveway

To the front, the property has a garden area with established planting and a driveway providing off road parking. The frontage offers good space and kerb appeal potential.

Rear Garden



The rear garden is a notable feature, offering a generous outdoor space with lawn, mature planting, fenced boundaries and a brick built outbuilding. It provides excellent scope for family use, outdoor seating, gardening and landscaping.

Material Information

Verified Material Information

Costs and tenure

Tenure: Freehold
Council tax band: B
EPC rating: D

The building

Semi-detached house, standard brick and block construction
3 bedrooms, 1 bathroom, 2 receptions
Accessibility adaptations: None
Loft: insulated and boarded, accessed by Loft hatch on landing & pull down ladder
Outside areas: Front garden and Rear garden

Services

Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 ok, Vodafone poor, Three good, EE good
Parking: Driveway
Not in a controlled parking zone
No disabled parking available

Risks and restrictions

Not a listed building
Not in a conservation area
No tree preservation order

Non-coal mining area: yes

Onward chain: no

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Follow the link for the full report:

<https://moverly.com/sale/FXhSWpovkpGgbQswAdw4yh/view>

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

Buying to Let?

Guide achievable rent price: £995pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scofield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

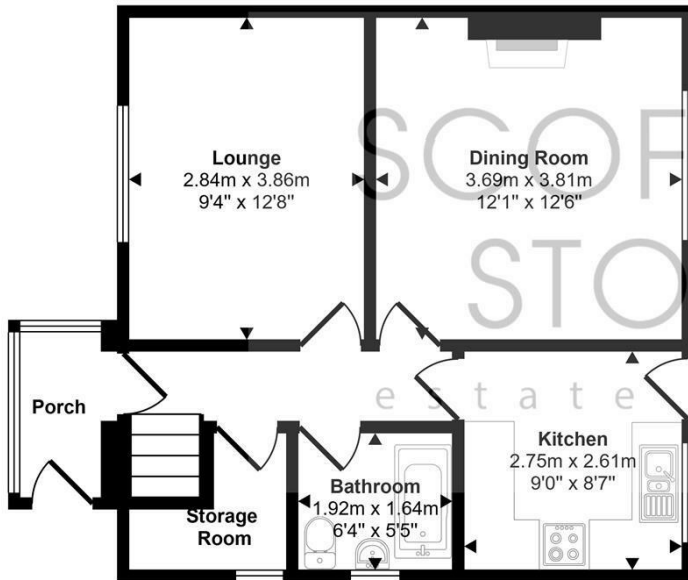
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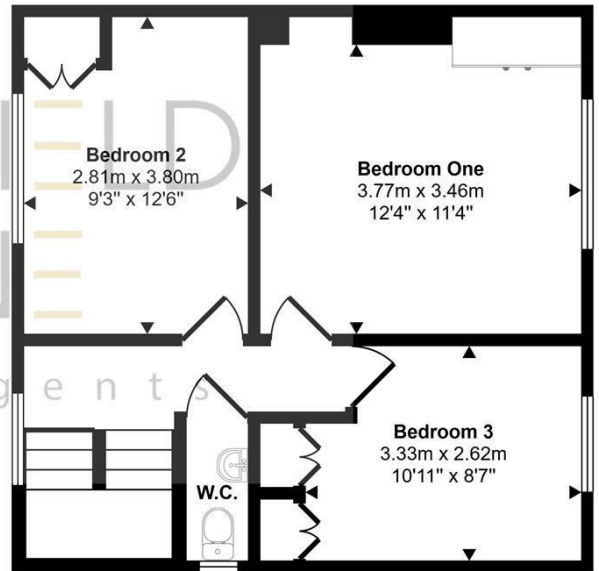
ID Checks for buyers

To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small non-refundable charge of £25 per person to cover the cost of these checks.

Approx Gross Internal Area
90 sq m / 971 sq ft

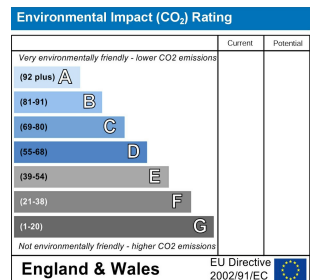
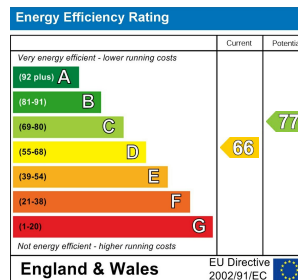
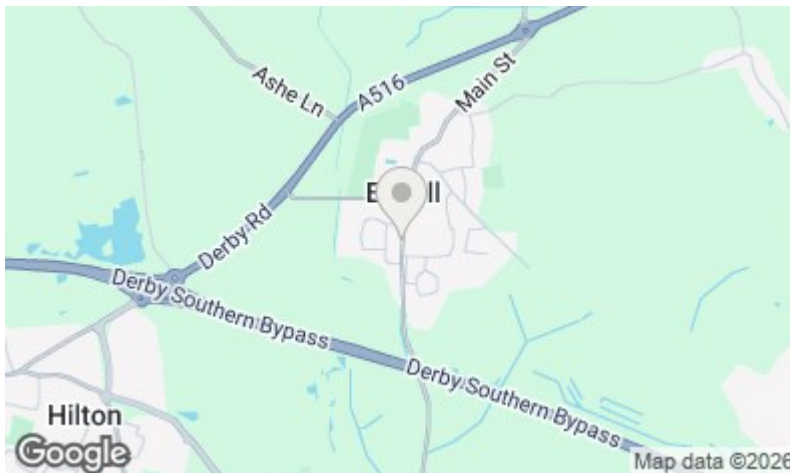


Ground Floor
Approx 47 sq m / 501 sq ft



First Floor
Approx 44 sq m / 471 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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