



**51 Duck Street, Egginton, Derby, DE65 6HG**

**£395,000**

CHAIN FREE - A three bedroom chalet style detached home in sought after Egginton, offering a garden room, utility, downstairs WC, garage and multi vehicle driveway. Set on a generous plot with attractive private gardens and countryside views, this is an excellent choice for families, downsizers or village lifestyle buyers.

# 51 Duck Street, Egginton, Derby, DE65 6HG

## Summary Description

Located on an established residential street in the sought after village of Egginton, this three bedroom chalet style detached home offers a rare combination of flexible accommodation, generous outside space and attractive countryside surroundings. Well suited to families, downsizers or buyers seeking a quieter village setting, the property provides a practical layout with well proportioned rooms and a strong connection to the garden. The accommodation includes an entrance hall, a spacious lounge diner with bow window, a well fitted breakfast kitchen, separate utility, guest cloakroom WC, garden room and three bedrooms served by a modern shower room.

A key strength of this home is the plot and the way the outside space complements the internal layout. The garden room adds valuable extra living space and opens directly onto the rear garden, making it ideal for day to day relaxation or entertaining. The breakfast kitchen is fitted in a classic shaker style and is supported by a separate utility for added convenience. Outside, there is driveway parking for multiple vehicles, a detached garage with light and power, an established front garden, and a private rear garden with lawn, decked seating area, planted borders, potting sheds and open views across the local landscape.

Egginton is a highly regarded Derbyshire village surrounded by attractive countryside, while still offering convenient access to nearby amenities in Hilton, Tutbury, Burton upon Trent and Derby. The area is well placed for a range of schooling options, everyday shopping, pubs and village services. Road links are strong, with access to the A38, A50 and wider regional network making commuting straightforward. This is a home that combines village appeal with practical accessibility, offering a balanced lifestyle in a popular rural location.

## Entrance Hall

Having wood effect laminate flooring, front aspect obscure upvc double glazed window and composite main entrance door, radiator.

## Lounge/Diner

14'8 x 22'1 (4.47m x 6.73m)



Carpeted, front aspect upvc double glazed bow window, stone effect Adam style fireplace with electric fire, tv and telephone points, two radiators.

## Garden Room

14'6 x 8'2 (4.42m x 2.49m)



Having ceramic tiled flooring, insulated roof, upvc double glazed framework with French doors to garden, radiator.

# 51 Duck Street, Egginton, Derby, DE65 6HG

## Breakfast Kitchen

10'7 x 15'0 (3.23m x 4.57m)



Having wood effect laminate flooring, rear and side aspect upvc double glazed windows, fitted wall and floor units to shaker style in cream with stone effect roll edge worktops and tiled splashbacks, range oven with chimney style extractor hood over, under counter space and plumbing for appliances, inset stainless steel sink with drainer and chrome monobloc tap, radiator.

## Utility

Carpeted, side aspect upvc double to garden, rear aspect upvc double glazed window, fitted base unit with worktop and inset stainless steel sink with chrome mixer tap, under counter space and plumbing for washing machine.

## Guest Cloakroom/WC

Having wood effect laminate flooring, front aspect obscure upvc double glazed window, low flush wc, wash hand basin fitted to vanity unit with chrome monobloc tap, chrome heated towel rail.

## Stairs/Landing

Carpeted, access to roof space.

## Principal Bedroom

10'5 x 17'0 (3.18m x 5.18m)



Carpeted, rear aspect upvc double glazed window, fitted wardrobe, access to eaves space, radiator.

## Bedroom Two

11'9 x 10'2 (3.58m x 3.10m)



Carpeted, front aspect upvc double glazed window, radiator.

## Bedroom Three

6'7 x 7'0 (2.01m x 2.13m)



Carpeted, rear aspect upvc double glazed window, fitted wardrobes.

# 51 Duck Street, Egginton, Derby, DE65 6HG

## Shower Room

5'10 x 5'3 (1.78m x 1.60m)



Having ceramic tile effect flooring, fully tiled walls, rear aspect obscure upvc double glazed window, shower enclosure with plumbed shower, wash hand basin with chrome mixer tap fitted to vanity cupboard, low flush wc, chrome heated towel rail.

## OUTSIDE

### Garage

A single, detached garage with metal up and over door, upvc part obscure glazed personnel door, rear aspect obscure upvc double glazed window, light and power.

### Frontage and Driveway

There is a large garden to the front with lawn and established herbaceous borders. Driveway parking for multiple vehicles via a tarmac driveway which extends beyond metal gates to the garage at the rear.

### Rear Garden



To the rear you will find an enclosed and private garden with

superb views over the local landscape. The garden has been attractively landscaped to provide a mixture of lawn, established herbaceous borders and decked patio. Cold water tap, two potting sheds.

## Material Information

Verified Material Information

Council Tax band: E

Tenure: Freehold

Property type: House

Property construction: Standard brick and block construction

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed. The system was installed on 1 Nov 2025.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - OK, Vodafone - OK, Three - Good, EE - Good

Parking: Driveway and Garage

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: Yes

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Loft access: Yes - insulated and unboarded, accessed by: through a loft hatch on first floor.

Follow the link for the full report:

<https://moverly.com/sale/JsXYhJMyMhd55F2v2DvaKL/view>

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

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.

## 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



Sales: 01283 777100

Lettings: 01332 511000

[www.scofieldstone.co.uk](http://www.scofieldstone.co.uk)

## 51 Duck Street, Egginton, Derby, DE65 6HG

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: £1400pcm

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.

### Location / what3words

///blemishes.gums.upholding

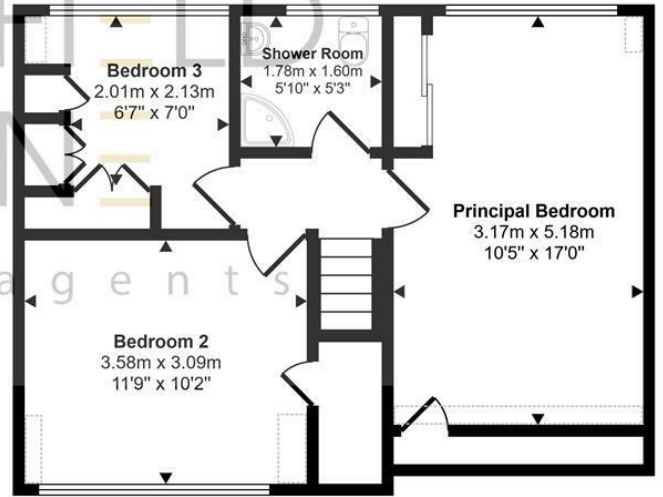
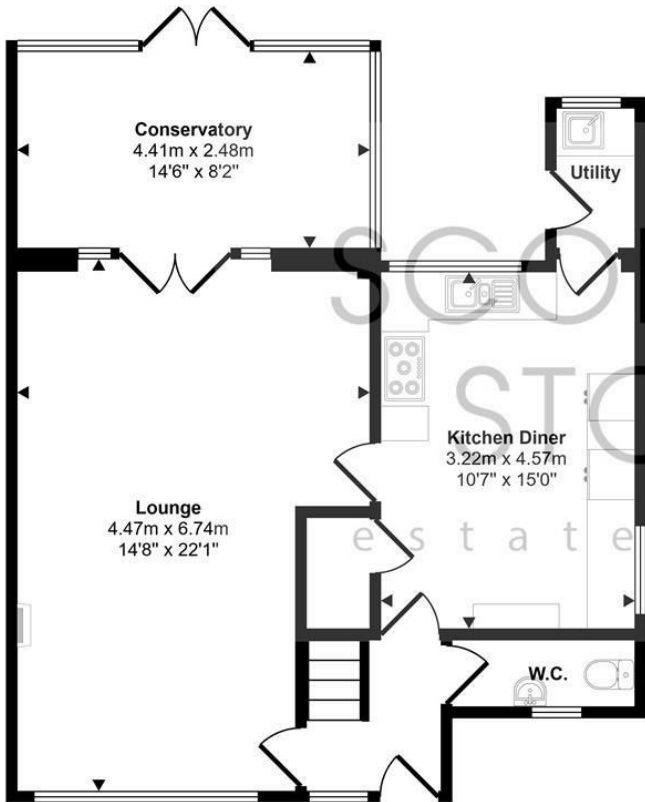
### ID Checks for buyers

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.



Sales: 01283 777100  
Lettings: 01332 511000  
[www.scofieldstone.co.uk](http://www.scofieldstone.co.uk)

Approx Gross Internal Area  
109 sq m / 1177 sq ft



**Ground Floor**  
Approx 64 sq m / 686 sq ft

**First Floor**  
Approx 46 sq m / 491 sq ft

Denotes head height below 1.5m

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.



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		66	73
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	



**Hilton Office**  
Unit 6, Neighbourhood Centre  
Witham Close,  
Hilton, Derby DE65 5JR

**t:** Sales 01283 777100  
**t:** Lettings 01332 511000  
**e:** info@scoffieldstone.co.uk  
**w:** www.scoffieldstone.co.uk

Co Reg No. 8975758 VAT No. GB186513980