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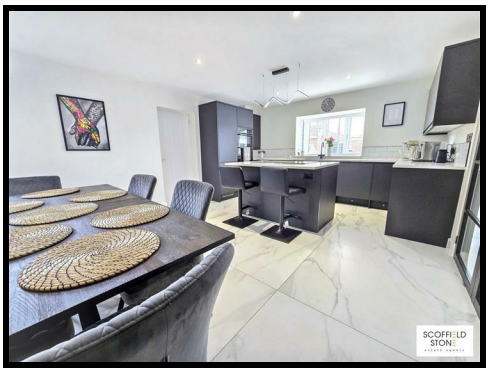
estate agents



4 Smedley Court, Egginton, Derby, Derbyshire, DE65 6HD

O.I.R.O £399,950

Fully refurbished and recently extended, this three bedroom bungalow sits at the foot of a quiet Egginton cul de sac, enjoying open countryside views. Highlights include a bright lounge with bifold doors, open plan kitchen diner, utility and cloakroom, plus driveway parking, garage and wraparound gardens.

Sales: 01283 777100
Lettings: 01332 511000
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4 Smedley Court, Egginton, Derby, Derbyshire, DE65 6HD

Summary Description

Set at the foot of a quiet cul de sac in the sought after village of Egginton, 4 Smedley Court is a recently extended and fully refurbished three bedroom bungalow offering smart, single level living with open countryside views to the rear. Finished to a high standard throughout, this home is ideal for buyers looking for modern comfort, practical space and a generous plot in a well connected Derbyshire location.

Inside, the layout begins with a welcoming entrance hall and leads into a superb open plan kitchen and dining space, fitted with contemporary units, quality worktops and integrated appliances, ideal for everyday living and entertaining. A useful utility room sits alongside a guest cloakroom, adding real convenience. The extended lounge is a standout feature, enjoying a bright dual aspect and bifold doors that open directly onto the garden, creating a seamless flow in warmer months. Three bedrooms are served by a stylish shower room, and the overall presentation is clean, modern and move in ready. Outside, the sizeable corner plot provides a wraparound lawned garden with patio seating, plus additional space that could suit a hot tub area or future garden project. To the front, a resin driveway offers parking for several vehicles, complemented by a single garage with power and lighting.

Egginton is well placed for day to day amenities in nearby Etwall and Hilton, with a good choice of schooling including John Port Spencer Academy and local primary options. For outdoor time, there are nearby nature walks and cycle routes, while commuters will appreciate the straightforward access to the A50 and A38, linking to Derby, Burton upon Trent and beyond.

Entrance Hall

Having porcelain flooring and neutral decor with inset lights to ceiling, front aspect part obscure glazed composite continental door, radiator, walk in storage cupboard.

Lounge

16'9". x 15'0" (5.11. x 4.58)

Carpeted and stylishly decorated with side aspect aluminium double glazed window having integrated blinds, rear aspect aluminium bifold doors with integrated blinds, inset lights to ceiling, media wall with inset electric fire, radiator.

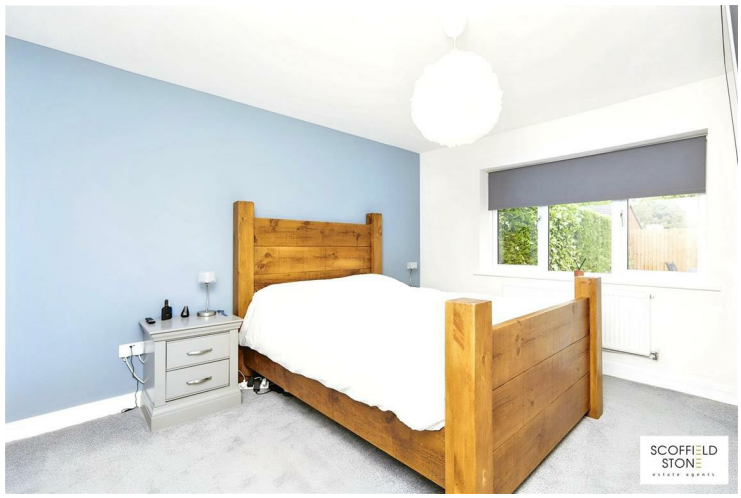
Kitchen/Diner

13'5" x 19'10" (4.1 x 6.06)

Having porcelain tiled flooring and neutral decor with front aspect upvc double glazed window, side aspect upvc double glazed window, inset lights to ceiling, a range of fitted wall and floor units to charcoal with Lyskam white quartz worktops and Metro tiled splashbacks, soft close units, plinth lighting, centre console with inset 5 plate induction hob and pop up extractor fan, integrated dishwasher, integrated double electric oven, integrated fridge freezer, wall mounted Baxi combination boiler, inset sink with vegetable preparation and mixer tap with boiling water tap.

Bedroom One

9'8" x 12'6" (2.96 x 3.82)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, fitted wardrobe, radiator.

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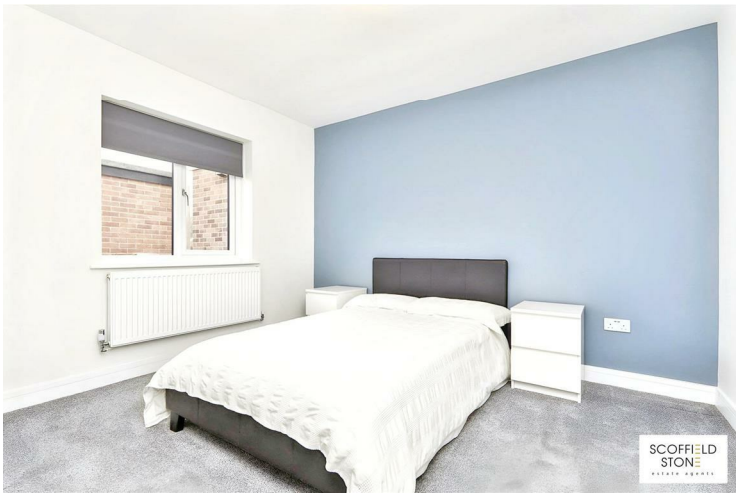
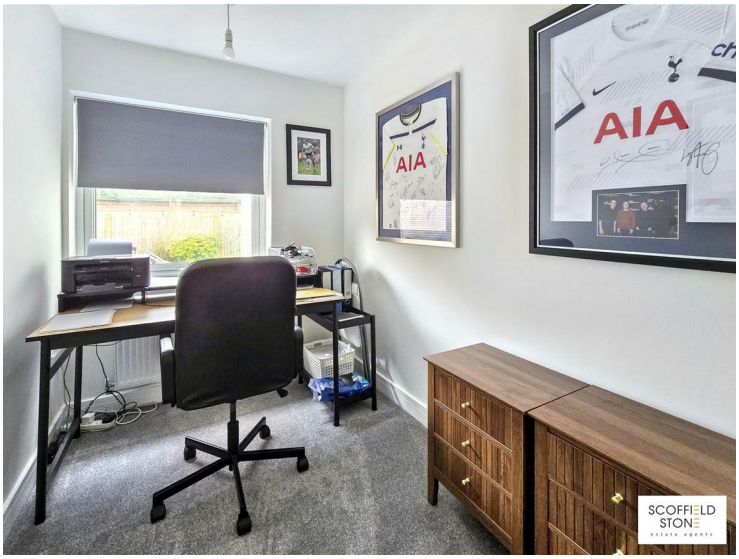
Bedroom Two
9'8" x 11'1" (2.97 x 3.38)



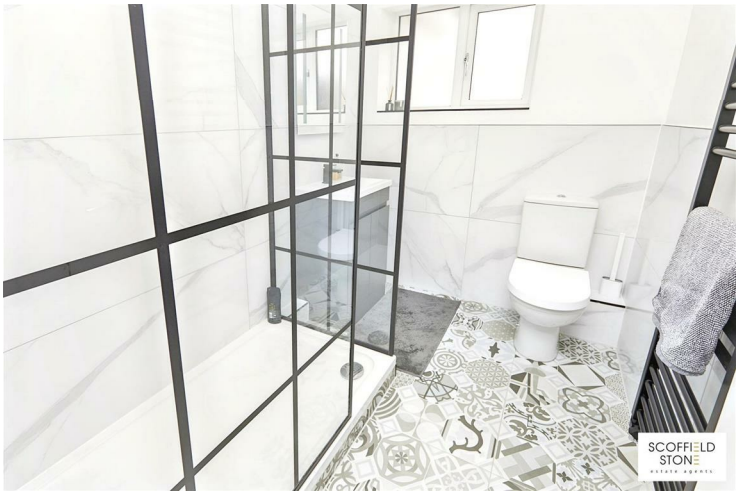
Carpeted and neutrally decorated with front aspect upvc double glazed window, fitted wardrobe radiator.

Bedroom Three / Study
5'10" x 9'9" (1.79 x 2.99)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, radiator.

Shower Room
5'8" x 7'5" (1.75 x 2.27)



Having ceramic tile flooring and stylish decor with front aspect obscure upvc double glazed window, inset lights to ceiling, porcelain wall tiles, double shower enclosure with rainwater shower, wash hand basin with monobloc tap set to vanity unit, low flush wc, heated towel rail.

Guest Cloakroom
Having porcelain tiled flooring and neutral decor with inset light to ceiling, side aspect obscure upvc double glazed window, low flush wc, wash hand basin with monobloc tap, tiled splashback and vanity unit, wall mounted towel rail.

Utility
5'9" x 5'10" (1.76 x 1.79)
Having porcelain tiled flooring and neutral decor with side aspect upvc double glazed window, inset lights to ceiling, front aspect part obscure glazed upvc door with side window, wall unit and worktop to compliment the kitchen, under counter space and plumbing for appliances.

Outside

Frontage and Driveway
To the front you will find a resin driveway with adequate parking for at least three cars.

Garage
A rendered brick built single garage with light, power and electric shutter door.

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Rear Garden

Accessed via a side gate from the driveway you will find a generous enclosed garden which has been landscaped to provide a good mixture of stone paved patio, lawn and decorative raised borders. Potting shed with power. There are power sockets, cold water tap and external wall lighting. The property occupies a good corner plot and has attractive views of the local countryside.

Material Information

Verified Material Information

Council tax band: C
Council tax annual charge: £1866.31 a year (£155.53 a month)
Tenure: Freehold
Property type: Bungalow
Property construction: Standard form
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Central heating
Heating features: Double glazing
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Great
Parking: Garage and Off Street
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
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: Level access shower
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: C

For additional material information, please see the link:

https://moverly.com/sale/A8RquK4nm5AC6cAXsgnjE3/view

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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.

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.

Buying to Let?

Guide achievable rent price: £1250pcm

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. Scoffield 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.

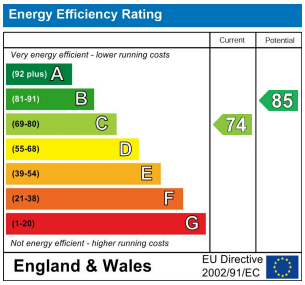
What3Words location

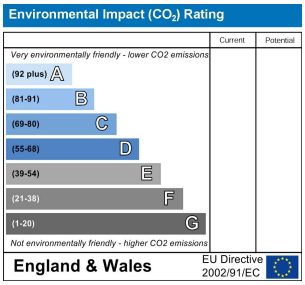
///runner.schools.pokes

Approx Gross Internal Area
103 sq m / 1108 sq ft

Floorplan

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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