



**54 Egginton Road, Etwall, Derby, DE65 6NP**

**£240,000**

This semi-detached, three-bedroom house in a desirable location offers an expansive garden, parking, and excellent potential for renovation and development, making it ideal for families, first-time buyers, or investors seeking a project.

## Summary Description

CHAIN FREE - Presenting this semi-detached home, now available for sale. This property requires renovation, presenting a superb opportunity for the buyer to personalise and renovate according to their preference. With an expansive garden to the rear, the property offers excellent potential for further development, subject to relevant approvals.

The house is comprised of three bedrooms, two of which are spacious doubles and one single, offering a suitable living space for families or first-time buyers. The property boasts a shower room, ensuring daily routines are well catered for.

The kitchen is a notable feature of this property, inviting you to enjoy a garden view whilst preparing meals and providing direct access to the garden, perfect for those who appreciate outdoor dining or entertaining.

The property which is entered via the welcoming and very useful porch features two reception rooms, the first being a cosy lounge with a delightful garden view, perfect for relaxation. The second is a dedicated dining room, providing ample space for family meals or entertaining guests.

Additionally, this property benefits from a parking space and a lengthy garden, a rare find in the market. The location is most desirable, providing convenient access to public transport links, local amenities, nearby schools, parks and walking routes.

This property is not only ideal for first-time buyers, but also for investors looking for a project, or families looking for a house to make their home in a sought-after location.

In summary, this house offers a unique opportunity to really make it your own, with vast potential for renovation and development.

## Entrance Porch

### Lounge

12'3" x 12'7" (3.74 x 3.86)



## Dining Room

9'4" x 12'7" (2.86 x 3.86 )



## Kitchen

8'11" x 8'5" (2.73 x 2.59 )

## Guest Cloakroom / WC / Utility

6'2" x 5'4" (1.89 x 1.63 )



## Stairs / Landing

### Bedroom One

12'5" x 12'8" (3.8 x 3.87 )



## Bedroom Two

9'6" x 12'8" (2.92 x 3.87 )



## Bedroom Three

8'9" x 8'8" (2.67 x 2.66 )



## Shower Room

6'8" x 5'5" (2.04 x 1.66 )



## OUTSIDE

### Frontage and Driveway

To the front you will find a mixed concrete and gravel driveway with adequate parking for at least two vehicles, along with some lawn and tree.

## Rear Garden



A generous, long garden offering relative privacy and huge potential. The garden is accessed via wooden double gates from the driveway and is landscaped to provide a large block paved patio, lawn and herbaceous planting. Summerhouse, two wooden sheds, greenhouse. There is power to the Summerhouse and both sheds.

## Material Information

### Verified Material Information

Council tax band: B

Council tax annual charge: £1633.02 a year (£136.09 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 3 bedrooms, 1 bathroom, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Underfloor heating and Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Great, Three - Excellent, EE - Excellent

Parking: Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: C

Please see the link for additional material information:  
<https://moverly.com/sale/CZhNZ2bFJRPBQcjhYmFhae/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 03/2021**

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. 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.

#### **Location / what3words**

what3words //smallest.bibs.bill



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

# 54 Egginton Road

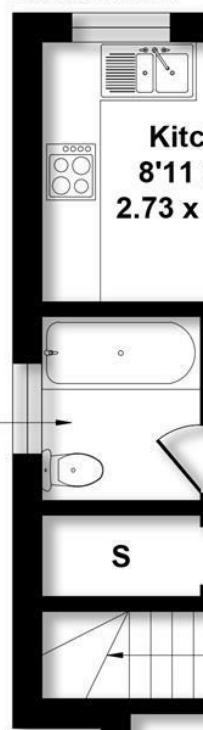
Approximate Gross Internal Area

1001 sq ft - 93 sq m

## Bathroom

6'2 x 5'4

1.89 x 1.63m



## GROUND FLOOR

Lounge  
12'8 x 12'3  
3.87 x 3.74m

Dining Room  
12'8 x 9'5  
3.86 x 2.86m

Kitchen  
8'11 x 8'6  
2.73 x 2.59m

S

## Shower Room

6'8 x 5'5

2.04 x 1.66m

Bedroom  
8'9 x 8'9  
2.67 x 2.66m

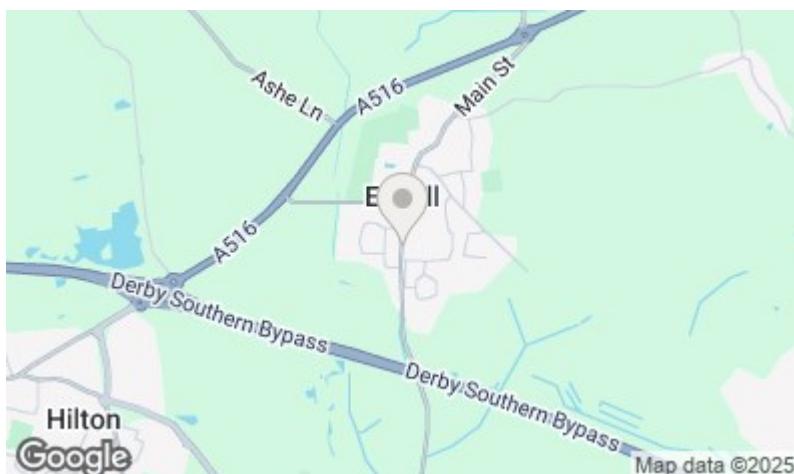
Bedroom  
12'7 x 12'6  
3.84 x 3.80m

Bedroom  
12'7 x 9'7  
3.84 x 2.92m

## FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

SCOFFIELD  
STONE  
ESTATE AGENTS



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			
EU Directive 2002/91/EC		72	85
England & Wales			
Map data ©2025			

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			
EU Directive 2002/91/EC			
England & Wales			



## 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](http://www.scoffieldstone.co.uk)

Co Reg No. 8975758 VAT No. GB186513980