

Egginton Road, Etwall

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£290,000



This property at a glance:



2



3



1



2



E



Watch the video



Egginton Road, Etwall



Jodie says:

"The beautiful views are the first thing you notice about this home. The gorgeous multi level garden with decking and multiple areas for outdoor furniture, nestled in a peaceful setting with fields to the back, it's just fantastic. And outside to the front there's side by side driveway parking, really handy! Inside though is just as great - The living room sits to the front of the home where there's a large bay window and plenty of space for furniture. To the rear of the home, as you walk into the kitchen, it really takes you by surprise! You head past worktop space, cupboards and areas for appliances and discover a fantastic open dining area to the rear, with doors out to the garden and a separate large snug area. There's a log burner in here so you can just imagine how cosy this space would be in the winter months. Upstairs, the master bedroom is a fantastic size and larger you'd expect from this style of home. There's a further good size double bedroom with a bay window and a single bedroom, both with fitted storage which is a real bonus. The bathroom is my favourite room upstairs, with the freestanding roll top bath and a separate shower cubicle, a really attractive room! A really great home in a fantastic area just a stones throw from every amenity you may need and good schools too!"



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Did you spot...

This lovely home has a great kitchen dining area with a good sized snug



A message from the seller:

"Selling this house is a wrench as it has been a lovely family home - the kids really do not want to leave! It's a great home, plenty of space both inside and out and the views out the back are amazing! Everything you need is close by, but being a village it seems far enough away from the hustle and bustle of towns to be a really peaceful place. Plenty of things to do with the kids; parks, bike rides down the old train rack into Mickelover and the swimming pool just down the road. The neighbours are so lovely and Etwall has lots going on, especially during the summer with the Well Dressing and even its own music festival. This is a great home in a wonderful village!"





Floor Plan



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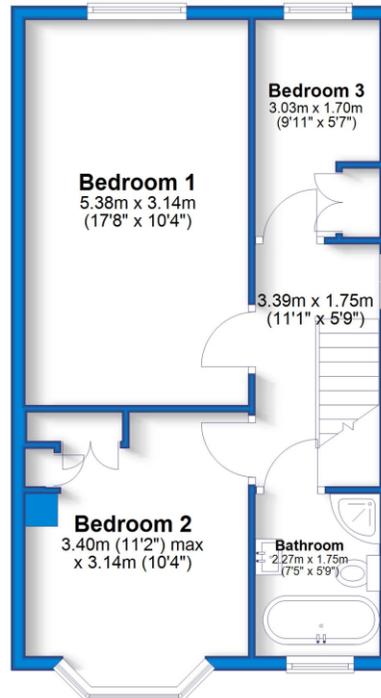
Ground Floor

Approx. 43.6 sq. metres (469.7 sq. feet)



First Floor

Approx. 44.4 sq. metres (478.0 sq. feet)



Total area: approx. 88.0 sq. metres (947.6 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



300+ 5 star Google Reviews



Key Features:

- 3 BEDROOM SEMI-DETACHED HOUSE
- VERSATILE DOWNSTAIRS LIVING SPACE
- GREAT SIZE MASTER BEDROOM
- 4 PIECE MODERN BATHROOM
- SIDE BY SIDE PARKING
- AMAZING GARDEN AND VIEWS
- FANTASTIC LOCATION
- EPC - E



About the area:

The traditional village of Etwall is fantastic family village and has something for everyone. Also, within the village there is a park and football pitches, a cricket club, Post Office, News Agents and several pubs as well as a restaurant. The buses which run through the village provide a service which goes to other local villages as well as into Derby City Centre and Burton Town Centre. It has easy access to major road links with the A38 and A50 both just a couple of minutes' drive from the village and the A516 to Derby.



Schools:

There is Etwall Primary School and John Port Academy within the village making it an ideal location for families.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Jodie** call **01332 30 30 30**

[Click here](#) to watch the property video

