

Egginton Road, Etwall, DE65 6NP  
**£260,000**





A beautifully presented three bedroom semi-detached property situated on a quiet cul-de-sac in the desirable village of Etwall. This modern home features a stylish interior throughout, off-street parking, a detached garage, and three well-proportioned bedrooms, including a master with en-suite. The property benefits from uPVC double glazing and gas central heating via a combination boiler, and enjoys open views to the side and front.



## Accommodation

### Ground Floor

The accommodation opens with an entrance hallway which includes flooring, an under-stairs storage cupboard, and a staircase rising to the first floor. A cloakroom is located off the hall and features a low-level WC and pedestal hand wash basin with tiled splash back. The spacious lounge has French doors opening onto the rear garden and is a light and airy room. The modern kitchen diner is fitted with a range of wall, base and drawer units with a roll-top laminate work surface, tiled splash backs, and a composite sink with mixer tap. Integrated appliances include a stainless steel electric fan oven, stainless steel gas hob with cooker hood over, washing machine, and dishwasher, with additional space for an upright fridge freezer.

### First Floor

The landing provides access to all rooms on the first floor. The master bedroom has uPVC double glazed windows to the front and side elevations, a radiator, and a television point. The second bedroom offers loft access and a door to an en-suite comprising a shower cubicle with direct shower, pedestal hand wash basin, chrome heated towel rail, and extractor fan. The third bedroom is positioned to the rear elevation. The family bathroom includes a P-shaped panelled bath with shower over, a pedestal wash basin with mixer tap, a low-level WC, extractor fan, and chrome heated towel rail.

### Outside

To the front of the property is a detached single garage with power and lighting, alongside a tarmac

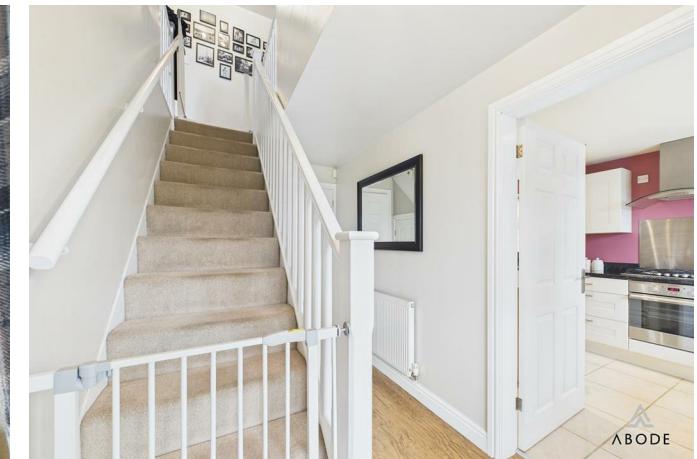


driveway offering off-street parking for multiple vehicles. The driveway leads to a storm porch with outside lighting. The rear garden is well maintained, mostly laid to lawn with a paved patio area, mature shrubs and bushes, an outside tap, and timber fencing to boundaries. The garden enjoys open views over neighbouring fields to the front and side.

### Location

Situated in the sought-after village of Etwall, the property benefits from a quiet cul-de-sac position while remaining







conveniently located for a range of local amenities and well-regarded schools, including the popular John Port Secondary School. Excellent transport links are available via the nearby A50 and A38, providing easy access to the M1 motorway and East Midlands Airport.





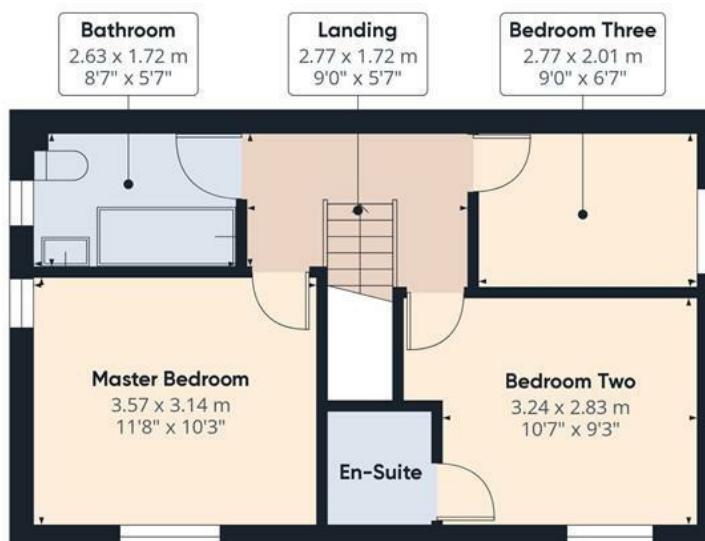








**Approximate total area<sup>(1)</sup>**  
77.8 m<sup>2</sup>  
837.43 ft<sup>2</sup>



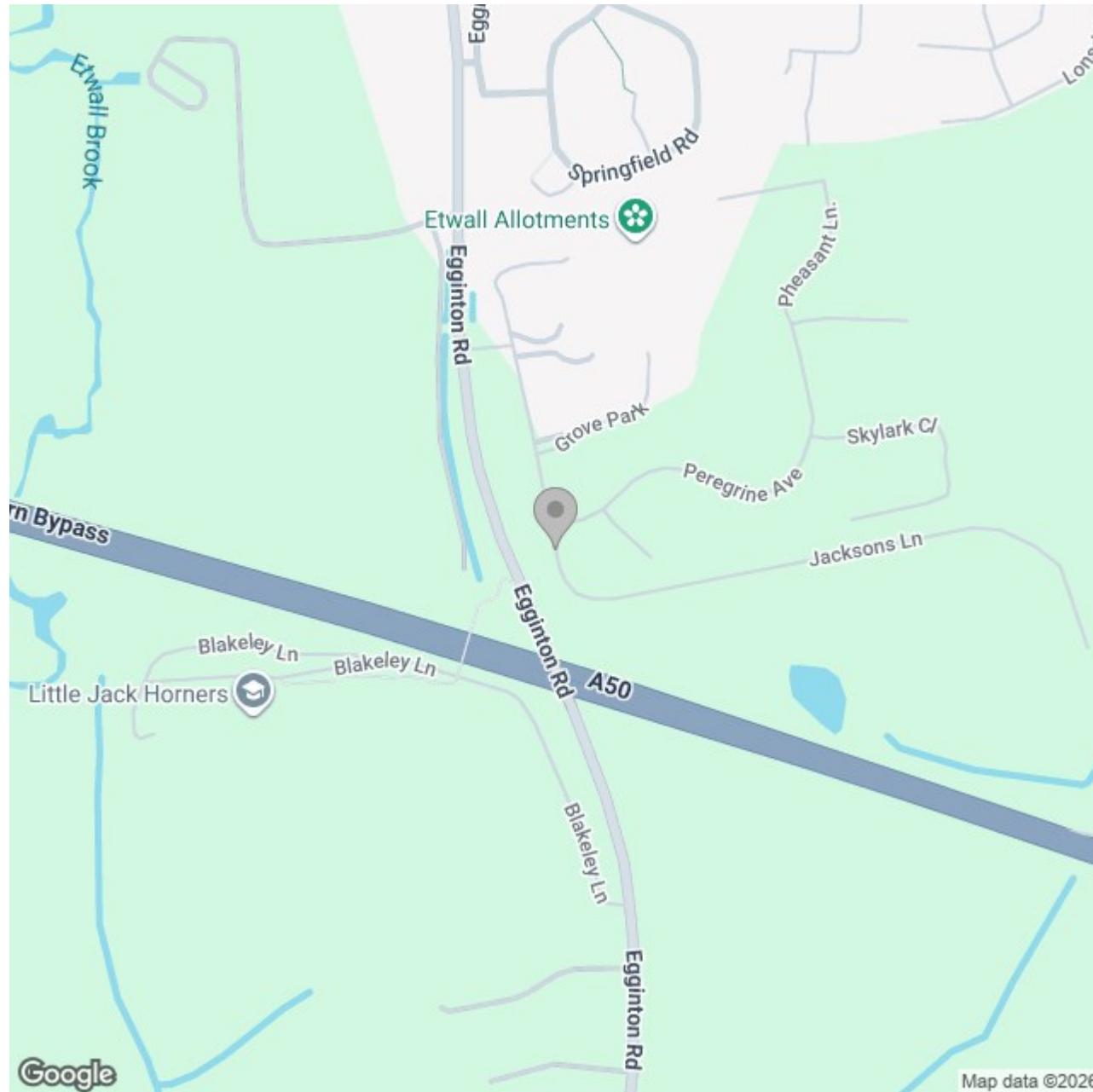
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	