



Elmhurst, Egginton, Derby, DE65 6HQ

Nicholas
Humphreys

£199,950

**** Village Location ** Cul De Sac Position ** Garage & Driveway ** Two Bedrooms ****

Situated within a desirable village cul-de-sac, this well-presented home is set back from the road with off-road parking, garage and enclosed porch. The accommodation includes a comfortable lounge diner with useful storage, and a fitted kitchen across the rear aspect with built-in oven and hob, stable-style door to the garden and gas central heating boiler.

To the first floor are two bedrooms, including a generous main bedroom with built-in wardrobes, along with a centrally positioned bathroom fitted with a white suite. Outside, the property benefits from low-maintenance front and rear gardens, driveway & garage.

Conveniently located for the A38 commuter route linking the A50, Burton-on-Trent and Derby, the property is ideally suited to first-time buyers, downsizers or buy-to-let investors. Viewing is strictly by appointment only.



The Accommodation

Situated within a desirable village location and occupying a cul-de-sac position, this well-presented home is set back from the road behind a front garden, with an oak front entrance door leading into an enclosed porch. The porch benefits from a UPVC double-glazed window to the side elevation, a single radiator, and a further door opening through to the main living accommodation.

The lounge diner provides a comfortable and welcoming living space, finished with laminate flooring and enjoying a UPVC double-glazed window. The room also benefits from radiators, a useful below-stairs storage cupboard, and a staircase rising off to the first-floor accommodation.

Positioned across the rear aspect of the property is the kitchen, fitted with a selection of base cupboards and drawers alongside matching eye-level wall units. The kitchen incorporates a stainless steel single drainer sink unit, built-in oven with four-ring gas hob and extractor fan above, and freestanding appliance spaces for a fridge freezer and washing machine. A wall-mounted gas-fired combination boiler supplies domestic hot water and central heating. Additional features include laminate flooring, a radiator, a UPVC double-glazed window, and an oak stable-style door providing access to the rear garden.

To the first floor, the landing provides access to the loft space. The main double bedroom is positioned on the front aspect of the home and benefits from a range of built-in double wardrobes and storage cupboards, along with a radiator. The second bedroom enjoys an elevated outlook over the rear garden. Centrally positioned between the bedrooms is the bathroom, fitted with a white suite comprising a low-level WC, hand wash basin, and panel bath with mixer shower tap, complemented by a heated towel rail.

Outside, the property offers a low-maintenance front garden with driveway providing off-road parking and access to the single garage. To the rear, gated access leads to a low-maintenance garden with paved patio area and fenced boundaries.

The property is conveniently located for access to the A38 commuter route, linking the A50, the town of Burton-on-Trent and the city of Derby. All viewings are strictly by appointment only.

Front Porch

Lounge
3.78m x 3.15m (12'5 x 10'4)

Dining Room
2.82m x 2.64m (9'3 x 8'8)

Kitchen
3.76m x 1.83m (12'4 x 6'0)

Bedroom One
3.18m to wardrobes x 3.02m max (10'5 to wardrobes x 9'11 max)

Bedroom Two
3.78m x 2.57m (12'5 x 8'5)

Bathroom

Driveway, Garage & Garden

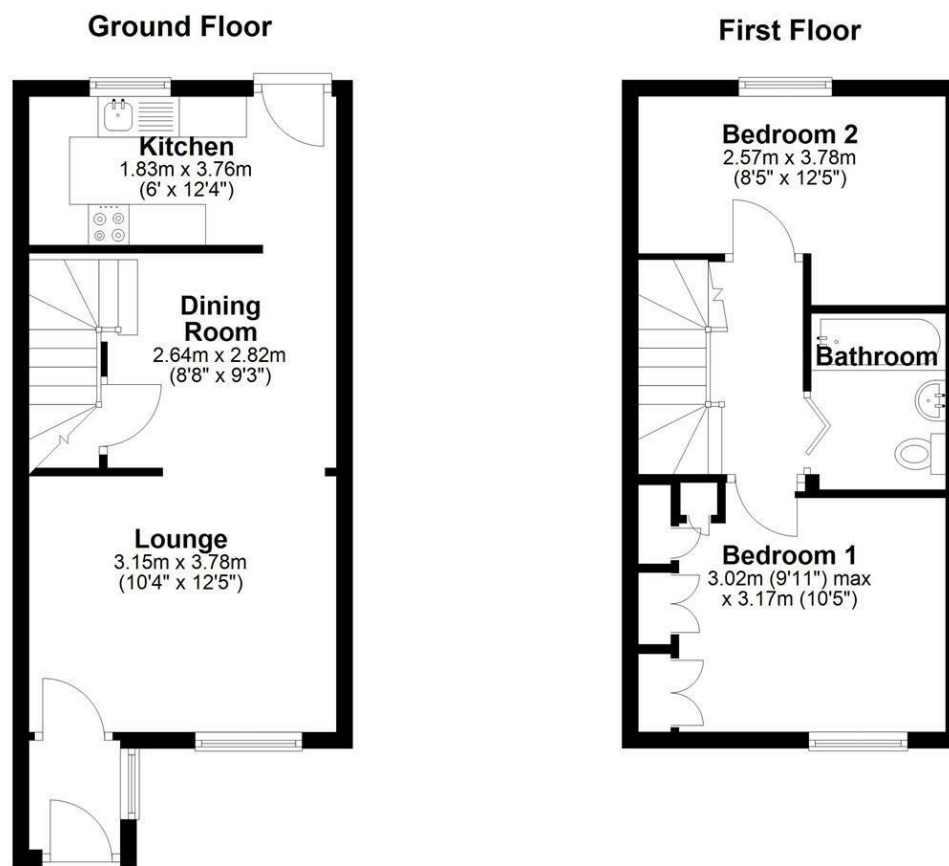
Property construction: Standard
Parking: Drive & Garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas
Council Tax Band: B
Local Authority: Derbyshire Borough Council
Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>
Useful Websites: www.gov.uk/government/organisations/environment-agency

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Draft details awaiting vendor approval and subject to change









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Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

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183 High Street, Burton upon Trent, Staffordshire, DE14 1HN

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Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective Licence Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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