



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](http://www.gov.uk/government/organisations/environment-agency)

An on-site management fee may apply to all modern or new developments.

Anti-Money Laundering (AML) Requirements

In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via "Thirdfort" and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.

Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.

The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field. Photos of the interior were taken before the current tenancy, therefore they are offered as a guide only and an internal inspection is essential to satisfy yourself as to the condition and presentation of the property in advance of making an offer.

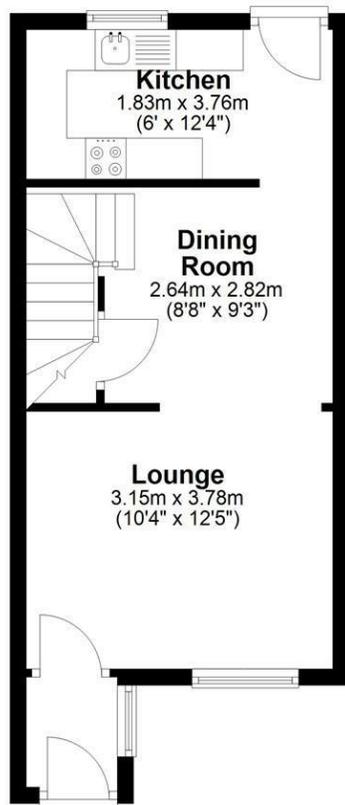
Draft details awaiting vendor approval and subject to change



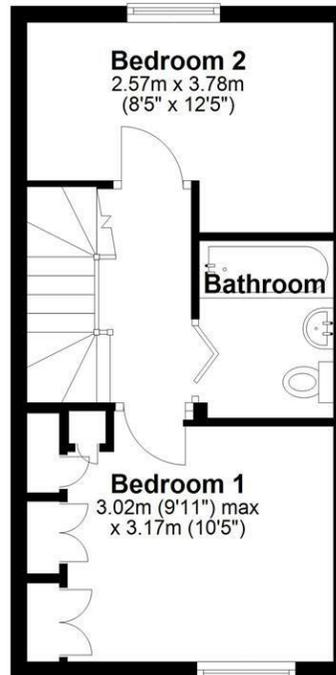




### Ground Floor



### First Floor



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Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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**Services.** If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

**Floor Plans.** To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

**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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