

**98 Duck Street  
Egginton  
Derby  
DE65 6HG**

**Price £475,000**



- PICTURESQUE VILLAGE SETTING
- DELIGHTFUL RURAL VIEWS
- MODERN OPEN PLAN KITCHEN, DINING, AND LIVING AREA
- TWO GROUND FLOOR BEDROOMS
- GROUND FLOOR WET ROOM
- STUNNING FIRST FLOOR PRIMARY SUITE
- DRIVE, AND GARAGE
- ATTRACTIVE REAR GARDEN WITH VIEWS.



## GENERAL INFORMATION

### THE PROPERTY

Sitting in the picturesque village of Egginton, this beautifully presented three-bedroom residence offers stunning views over the lovely Derbyshire countryside. As you enter the property, you are greeted by a welcoming hallway that leads to two generously sized bedrooms on the ground floor, complemented by a modern wet room, perfect for flexible living.

The heart of the home is undoubtedly the superbly fitted contemporary kitchen, which seamlessly opens into a spacious lounge diner. This inviting space is bathed in natural light and features doors that lead out to the garden, where you can enjoy delightful views of the neighbouring fields, complete with grazing sheep—a truly idyllic setting.

Ascending to the first floor, you will discover an impressive primary suite that boasts ample space, a walk-in wardrobe, and a luxurious bathroom featuring a slipper bath and a separate walk-in shower. The bedroom is light and airy, enhanced by French doors that open onto a Juliette balcony, allowing you to soak in the breathtaking views of the surrounding countryside.





Outside, the property is equally appealing, with a driveway providing parking for several vehicles and a herbaceous border filled with a variety of shrubs. Additionally, there is a garage and a charming rear garden featuring a paved patio, a lawn, and attractive shrub borders, enclosed to the rear by farm-style wrought iron pen fencing.

This delightful home combines modern living with the feeling of rural living, making it an ideal choice for those seeking a tranquil lifestyle in the heart of Derbyshire.

#### LOCATION

Egginton is a picturesque village with its tranquil lanes, where ducks can often be seen wandering. It's a safe place with a popular village primary school and a church. The location is particularly advantageous, as it is situated close to the A38 and A50, making travel to nearby towns and cities of Derby, Lichfield,

Nottingham and Birmingham both easy and efficient. Residents can enjoy the peaceful village life while still having access to a variety of amenities in the nearby villages of Willington and Etwell. Here, you will find a range of facilities including a swimming pool, gym, doctors, dentists, and a pharmacy, ensuring that all your daily needs are met.

In addition to these practical amenities, the area boasts a selection of eateries, public inns, convenience shops, a post office, and a co-op. This property not only offers a comfortable living space but also the opportunity to immerse yourself in the delightful village lifestyle that Egginton has to offer. Whether you are looking for a family home or a peaceful retreat, this house is a wonderful choice.

#### ACCOMMODATION

Entrance door opening through into an attractive L shaped hallway.

#### HALLWAY

Having stairs off to firsts floor, doors to bedrooms two and three and wet room. There is an attractive wood style flooring, recessed ceiling down lights and a wide opening leading into the beautifully fitted kitchen.

#### KITCHEN

6.56m x 2.84m (21'6" x 9'3")

This beautifully fitted area has an extensive range of base cupboards, drawers, matching wall mounted cabinets in coordinating colours, attractive marble style work tops are inset with a five ring Bosch gas hob and a one and a quarter copper sink with copper mixer taps over, integrated appliances include a double oven, there is space for a large American fridge freezer, dishwasher, a window looks out over the rear garden offering views over the surrounding fields and a wide opening leads through to the lounge and dining area.





#### LOUNGE & DINING AREA

3.41m max width x 6.96m (11'2" max width x 22'10")

Has bi fold doors looking out over the rear patio and garden, the wood effect flooring continues through, there are period style radiators and recessed ceiling down lights.

#### BEDROOM TWO

3.06m x 4.10m (10'0" x 13'5")

Has a bow window to the front aspect, radiator and recessed ceiling down lights.

#### BEDROOM THREE

3.18m x 2.71m (10'5" x 8'10")

Has a window to the front aspect, radiator and recessed ceiling down lights.

#### GROUND FLOOR SHOWER ROOM

1.41m x 2.16m to window (4'7" x 7'1" to window )

Is fitted with a corner shower, W.C. and wall mounted hand wash basin, there are attractive tiled surrounds, tiled flooring, obscure window to the side aspect, recessed ceiling down lights and heated chrome towel rail.

#### FIRST FLOOR

Stairs rise to the first floor mid landing.



#### MID LANDING

With a window to the side aspect and a door opening into the boarded loft space, which also features hanging space. The stairs turn and continue up to the primary bedroom suite.

#### PRIMARY SUITE ENTRANCE LOBBY

3.40m x 1.53m (11'1" x 5'0" )

Has a radiator, recessed ceiling down lights, wide opening to bedroom, door to ensuite and a further door which opens through to the walk in wardrobe.

#### WALK IN WARDROBE

1.6m x 2.38m (5'2" x 7'9")

Providing hanging space and shelving.

#### ENSUITE

3.76m to rear of shower x 2.84m (12'4" to rear of shower x 9'3")

Has a large walk in shower with waterfall and hand held heads, large sunken slipper bath with mixer taps with shower attachment, W.C. and wall mounted hand wash basin with tiled splashbacks, there is a heated towel rail, obscure window to the rear aspect, built in linen storage and a further door that opens through into a further eaves storage space.



#### PRIMARY BEDROOM

3.54m width x 6.39m (11'7" width x 20'11")

This superb space has recessed ceiling down lights, exposed timbers to ceiling, period style radiator and the superb focal point of the room is French doors with glazed panels opening up onto a balcony with views over the garden and the field beyond.

#### OUTSIDE

The property frontage provides parking for several vehicles and leads to a garage with an up and over door and where the domestic hot water and central heating boiler is also housed. To the rear is a garden with attractive paved patio area with ample space for sheds, lawn, herbaceous borders with mature planting and wrought iron style open farm fencing offering views over the surrounding fields.

#### AGENTS NOTES

If you have accessibility needs please contact the office before viewing this property.

If a property is within a conservation area please be aware that Conservation Areas are protect



places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation Area requires permission from the relevant authority, subject to certain exclusions.

#### COUNCIL TAX BAND

South Derbyshire District Council - Band C

#### CONSTRUCTION

Standard Brick Construction

#### TENURE

**FREEHOLD** - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

#### CURRENT UTILITY SUPPLIERS

Gas  
Electric  
Oil  
Water - Mains  
Sewage - Mains  
Broadband supplier

#### BROAD BAND SPEEDS

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

<https://www.openreach.com/>

#### FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

#### SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education>

</schools/school-places/normal-area-school-search>

</find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

#### CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

#### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 07/2025) A



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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