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97, DE65
£750,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



A BESPOKE HOME SET BACK ALONG A PRIVATE DRIVEWAY – Positioned along Egginton Road in the heart of Etwall, this individually designed detached residence combines Victorian-inspired detailing with the efficiency and comfort of a modern build. Completed and signed off in 2018, the property was carefully designed to reflect traditional character – from bespoke sash windows to statement fireplaces – while offering the practicality required for contemporary family living.

At its centre is an impressive family living kitchen, complemented by a refined drawing room and separate dining space. Four double bedrooms, two en-suites and a luxurious family bathroom provide generous accommodation. Set back from the road behind gates and approached via a private driveway, the home enjoys a strong sense of privacy within this sought-after village setting.





The Detail

This is a home where craftsmanship and thoughtful design are immediately apparent. Period-style tiling, detailed skirting boards, cast iron radiators and Bakelite-inspired switches create a cohesive aesthetic, balanced by underfloor heating across the ground floor and excellent insulation through modern ICF construction.

The drawing room provides a welcoming reception space, centred around a feature fire surround with multi-fuel burner and bay window frontage. To the rear, the expansive living dining kitchen forms the heart of the home, fitted with oak worktops, hand-built cabinetry, integrated appliances and a five-ring Belling range set within a traditional-style chimney breast. A walk-in pantry and separate dining room provide additional flexibility for both everyday living and entertaining.

Upstairs, the principal suite incorporates a dressing area and an elegant en-suite bathroom. A guest bedroom with en-suite shower room, two further double bedrooms, a dedicated study and a beautifully appointed family bathroom with roll-top bath complete the first floor.

Outside, the property sits comfortably back from Egginton Road and is accessed via remote gates which open onto a generous private driveway providing ample parking. The grounds include formal gardens, patio seating areas and useful outbuildings, creating a well-balanced outdoor setting that complements the character of the home.





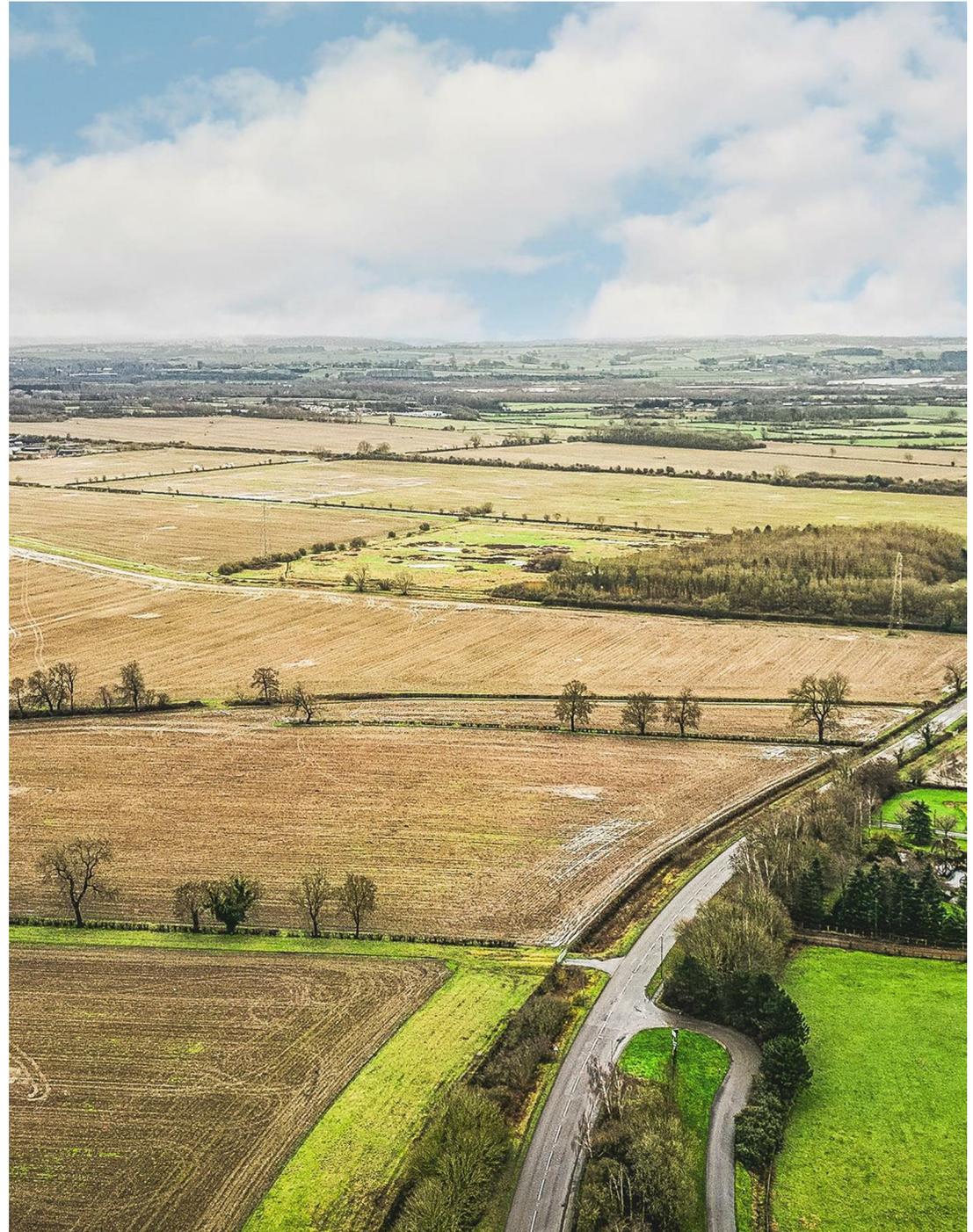
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The Location

Etwall remains one of South Derbyshire's most desirable villages, offering a genuine sense of community alongside everyday convenience. The village centre provides a post office, pharmacy, independent cafe and a selection of well-regarded public houses and eateries, all within easy reach.

John Port Spencer Academy sits at the heart of the village and is highly regarded, with leisure facilities and a swimming pool attached. For commuters, Eggington Road is well positioned for swift access to the A38 and A50, connecting Derby, Burton upon Trent, Ashbourne and beyond.

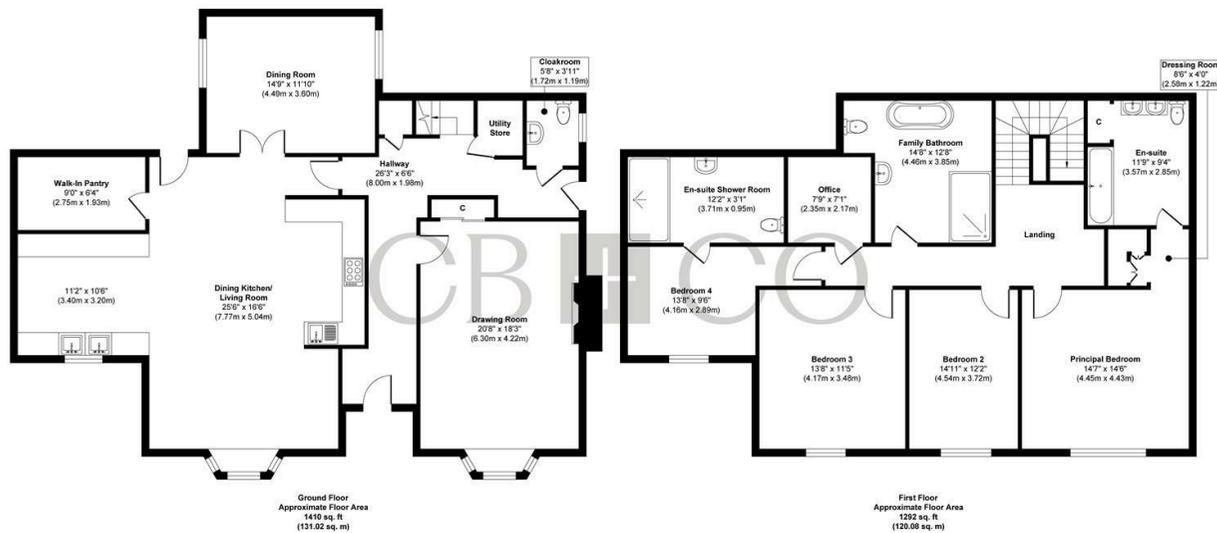
Surrounded by open countryside yet firmly practical for modern life, Etwall offers that increasingly rare balance – village character, strong schooling and excellent connectivity – making it a location that continues to attract families and professionals alike.







Eggington Road, Etwall, Derby



Approx. Gross Internal Floor Area 2702 sq. ft / 251.10 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Particulars

- Built In 2018 With Remaining Builder's Warranty
- Individual Detached Home With Period Character
- Superb Open-Plan Family Living Kitchen
- Elegant Bay-Fronted Drawing Room With Log Burner
- Bespoke Kitchen With Oak Worktops And Range Cooker
- Four Generous Double Bedrooms
- Principal Suite With Dressing Area And En-Suite
- Luxurious Family Bathroom With Roll-Top Bath
- Gated Driveway, Ample Parking And Private Gardens
- Prime Etwall Village Setting With Excellent Road Links

Size

Approx 2389.61 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

G

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Let's Talk

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