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Duck Street, Eggington

£475,000

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SUPERB PRESENTATION, COUNTRYSIDE VIEWS – Positioned within the picturesque Derbyshire village of Eggington, this beautifully presented three-bedroom property offers an excellent balance of modern living and rural surroundings. Thoughtfully arranged across two floors, the home provides flexible accommodation with two ground floor bedrooms, a contemporary wet room, and an impressive first floor primary suite enjoying far-reaching views across neighbouring fields.

The open plan kitchen, dining, and living space creates a sociable heart to the home, enhanced by bi-fold doors opening onto the attractive rear garden. Outside, the property benefits from a driveway, garage, and landscaped garden designed to make the most of the peaceful setting. Combining stylish interiors with countryside appeal, this is a superb opportunity for buyers seeking village living with excellent accessibility to nearby towns and transport links.







The Detail

The property has been thoughtfully updated and attractively decorated throughout, creating a bright and welcoming home with versatile living accommodation. An L-shaped entrance hallway leads to two well-proportioned ground floor bedrooms, both enjoying plenty of natural light, alongside a modern wet room finished with contemporary tiling and chrome fittings.

The centrepiece of the home is the impressive open plan kitchen, dining, and living area. The kitchen is fitted with an extensive range of coordinating units, marble-style work surfaces, integrated Bosch appliances, copper-effect detailing, and space for an American-style fridge freezer. Wood-effect flooring continues through into the spacious lounge and dining area, where bi-fold doors frame delightful views across the garden and neighbouring countryside.

The first floor is dedicated to a stunning primary suite featuring exposed timbers, French doors opening onto a Juliette balcony, a walk-in wardrobe, and a luxurious en-suite bathroom complete with a slipper bath and walk-in shower. Outside, the rear garden offers paved seating areas, lawned sections, mature planting, and open farm-style fencing overlooking the surrounding fields. A driveway and garage provide ample parking and storage.






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The Location

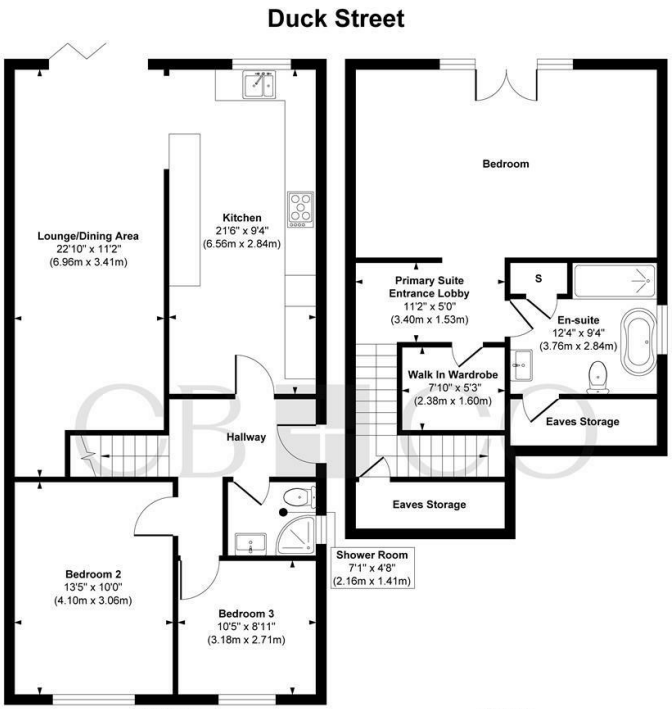
Eggington is a highly regarded Derbyshire village known for its peaceful surroundings, attractive countryside, and strong sense of community. The village itself offers a charming rural atmosphere, with quiet lanes, open green spaces, and a well-regarded primary school, while neighbouring villages such as Willington and Etwall provide a wider selection of everyday amenities including independent cafés, traditional pubs, convenience stores, a pharmacy, gym, swimming pool, and healthcare facilities.

For those who enjoy outdoor living, the surrounding countryside offers excellent walking, cycling, and running routes, with nearby fields and country lanes creating a scenic backdrop to everyday life. The property is also exceptionally well placed for commuters, with straightforward access to the A38 and A50, allowing convenient travel towards Derby, Nottingham, Birmingham, and beyond.









Approx. Gross Internal Floor Area 1260 sq. ft / 117.17 sq. m

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

Produced by Elements Property

The *Particulars*

- Beautifully Presented Three Bedroom Home
- Stunning Open Views Across Surrounding Countryside
- Spacious Open Plan Kitchen Dining And Living Area
- Contemporary Kitchen With Bosch Integrated Appliances
- Bright Lounge Dining Space With Bi-Fold Doors
- Modern Ground Floor Wet Room With Contemporary Tiling
- French Doors Opening Onto A Juliette Balcony With `Stunning Views
- Walk-In Wardrobe And Luxury En-Suite Bathroom
- Attractive Rear Garden With Patio And Lawn, Open Farm Style Fencing Overlooking Fields
- Driveway Providing Parking For Multiple Vehicles, Garage Offering Additional Storage

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Size

Approx 1399.32 sq ft

Energy Performance Certificate (EPC)

Rating E

Council Tax Band

C

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Let's *Talk*

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