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Garden House, Church Road
Egginton, Derby
£785,000

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GARDEN HOUSE - A most attractive, individually designed four double bedroom property of style and character, occupying this generous corner plot and located in the delightful South Derbyshire village of Egginton. This beautifully appointed home has been comprehensively upgraded and offers versatile accommodation of around 3250 square feet including double garage.

Offering an impressive blend of traditional charm and contemporary design, this property has a stunning Creative Interiors designed open-plan breakfast kitchen is appointed with dining island, quartz worktops and high-end integrated appliances and also has a versatile layout with open plan dining area with garden room. There is also a superb sitting room with vaulted ceiling, study and spacious ground floor bedroom/family room with shower room wc. The first floor landing leads to three generous double bedrooms and superb bathroom. The spacious primary bedroom also has a dressing room with built in wardrobes and contemporary en-suite. The spacious second bedroom also has en-suite facility.

Externally, the property benefits from a private driveway, EV charging point, double garage. There are delightful landscaped gardens with generous lawn, paved patio areas and a superb timber framed summerhouse with bar.





The Detail

Inside, the entrance hall features oak flooring, paired with a contemporary staircase with inset glass and oak handrail. The sitting room impresses with its high vaulted ceiling, exposed beams and trusses and a charming brick fireplace with a cast iron log burner. Large windows look out over both the rear garden and the driveway, creating a light and airy atmosphere.

Adjoining the sitting room, the dining area is appointed with tasteful grey wood grain flooring and a traditional cast iron fireplace. The dining area connects seamlessly to the garden room and open plan breakfast kitchen. The garden room which sits on a brick base and is fitted with uPVC double-glazed windows and a glazed roof. This room floods with natural light and offers direct access to the rear garden through French doors, encouraging indoor-outdoor living and relaxing summer afternoons.

The stunning open-plan contemporary breakfast kitchen is a standout feature. This was designed and installed by Creative Interiors in 2020 and has been fitted with stylish grey concrete-effect grey units topped with quartz work surfaces and dining island. The kitchen is a fitted an sink unit with instant hot water tap and a range of high specification Neff integrated appliances include two electric ovens, combination oven, induction hob, warming drawer, tall wine cooler, tall integrated fridge and freezers

Additional ground floor accommodation includes a contemporary shower room wc, dedicated study and a versatile gym or family room that could alternatively serve as a fourth generous double bedroom. This potential fourth bedroom could serve as an ideal annexe for a dependant relative and has its own entrance onto the driveway and also benefits from being closely situated to the ground floor shower room.



Upstairs, the spacious landing leads to three generous double bedrooms and stylish contemporary bathroom with feature freestanding bath. The most spacious primary bedroom suite has been beautifully re-modelled and features a semi-vaulted ceiling, bespoke plantation shutters and has an adjoining dressing room or potential nursery (previously bedroom). The en-suite shower room offers contemporary fittings and finishes. Bedrooms two and three both provide built-in wardrobes, with bedroom two offering a contemporary en-suite room.

Approached via decorative wrought iron gates opening onto a generous resin stone driveway. The driveway provides ample parking and leads to an attached double garage with EV charger. The double garage also benefits from a remote control garage door and internally there is a fixed staircase leading to a generous boarded loft area with velux style window to the rear. This loft space offers exciting potential to create a home office or gym area.

The rear garden is a key feature of the property, carefully designed for low maintenance while providing a private and peaceful outdoor space. Enclosed by mature planting and fencing, the garden offers a generous lawn area ideal for children or pets, alongside paved seating areas perfect for alfresco dining and entertaining. The garden's layout promotes relaxation and enjoyment throughout the seasons, with ease of access from both the garden room and dining area enhancing the connection between interior and exterior spaces. There is also a generous patio area at the area that includes an impressive well equipped summerhouse with bar and seating area.





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The Location

Egginton is an delightful village location surrounded by open countryside and offers easy access to the local villages of Etwall, Hilton and Willington which are all located just a few minutes drive away and also offering swift access to Derby and Burton-on-Trent.

This location also offers swift access to the A38 and A50 linking to the motorway networks of the M6 and M1 and East Midlands International Airport with access to the Railway Network with Stations in Willington, Derby and Burton-on-Trent.

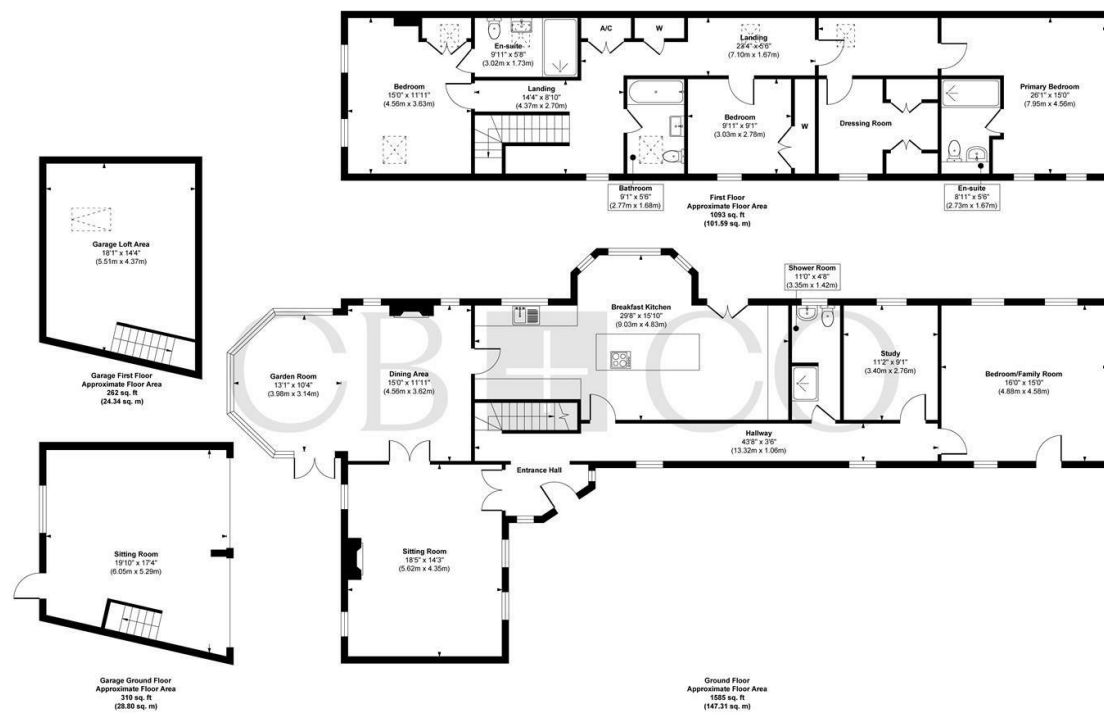
Swift access is also available to local noted schooling including John Port Secondary School in Etwall and Private Education is available at Denstone College, Repton Public School and Prep School, Derby Grammar School and Derby High School.







Garden House, Church Road, Egginton, Derbyshire



Approx. Gross Internal Floor Area 3250 sq. ft / 302.04 sq. m (Including Garage)

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

Produced by Elements Property

The Particulars

- Most Spacious Individual Detached Home - Beautifully Appointed
- Over 3200 Square Feet including Double Garage
- Entrance Hallway, Ground Floor Shower Room WC & Study
- Sitting Room with Vaulted Ceiling, Dining Area with Open Plan Garden Room
- Superb Creative Interiors Contemporary Open Plan Breakfast Kitchen
- Four Double Bedrooms - Including Ground Floor Bedroom/Family Room
- Superb Contemporary Bathroom & Two En Suite Shower Rooms
- Most Spacious Primary Bedroom Suite with Dressing Room & En-Suite
- Gated Driveway, Double Garage, Generous Corner Plot & Landscaped Gardens
- Delightful Village Location - No Chain Involved

Size

Approx 3250.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

G

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Let's *Talk*

01332 411050
hello@curranbirds.co
curranbirds.co

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