



10 Dove Grove, Egginton, DE65 6HH

Set in the tranquil Derbyshire village of Egginton is this beautifully presented detached bungalow, benefitting from extended and refurbished accommodation, four bedrooms and superb outside space including a large garage and a delightful rear garden. Having been extensively upgraded in recent years, the bungalow benefits from a modern kitchen, wet room style shower room and a fabulous garden room with vaulted ceilings, as well as a loft conversion providing a superb guest suite with private bathroom. The generously proportioned interiors comprise briefly entrance hall, central reception hall, breakfast kitchen, lounge with wood burner, garden room and cloakroom, with three ground floor bedrooms serviced by a shower room. To the first floor is a fourth bedroom with en suite bathroom. Outside, the property lies on a generous and secluded garden plot, having ample parking and a large detached garage with workshop to the front, with delightful and private rear garden with

paved seating areas, greenhouses and raised flower beds.

The charming village of Egginton is home to a thriving yet peaceful village community home to the grade I listed St Wilfred's church, as well as the Memorial/Village Hall which is host to community events throughout the year including a church fete, harvest supper, St Wilfrid's night concert, village bonfire and a Christmas Fayre. For younger members of the family, there is a Primary School located within the Memorial Hall premises, as well as a playing field for the summer weekends and holidays. Egginton is full of history, and the official village website provides a map for the history trail, an activity that can be enjoyed by all locals. The village is ideally located for commuters needing swift access to the A38 (Derby, Lichfield) and A50 (Uttoxeter, Stoke, Nottingham) and is 4 miles from the Burton on Trent rail station which provides direct links to Birmingham City Centre.



- Refurbished Detached Bungalow
- Generous & Extended Interiors
- Popular Derbyshire Village Location
- Two Spacious Reception Rooms
- Breakfast Kitchen
- Entrance Hall, Reception Hall & Cloakroom
- Three Ground Floor Bedrooms
- Modern Shower Room
- Fourth Bedroom & En Suite Bathroom
- Ample Parking & Large Detached Garage with Workshop
- Beautifully Tended Garden
- Peaceful Cul de Sac Setting
- Mains Gas Central Heating & Double Glazed Windows

The front door opens into the **Entrance Hall**, having tiled flooring, a door into the **Cloakroom** and further glazed doors opening into the **Kitchen** and:

Reception Hall 3.06 x 3.0m (approx. 10'0 x 9'10)
A spacious central hallway having stairs rising to

the first floor accommodation and doors into:

Lounge 4.6 x 4.5m (approx. 15'1 x 14'9)
A generous reception room having a window to the front aspect and a wood burning stove set to raised hearth. A door opens into the **Rear Hall**, leading to the ground floor bedrooms

Garden Room 4.14 x 3.15m (approx. 13'6 x 10'4)
Oak double doors open into this stunning reception room, having impressive vaulted ceilings, windows to the rear and double doors opening out to the gardens. A door leads into:

Breakfast Kitchen 4.6 x 2.86m (approx. 15'0 x 9'4)
A modern kitchen fitted with a range of full height, wall and base units with granite work surfaces over, housing an inset sink with side drainer, spaces for an American fridge freezer and washing machine, and integrated appliances including dishwasher, double oven and gas hob with extractor above. There is a window to the front, the kitchen has tiled flooring and the units house a breakfast bar and full height pantry storage







Cloakroom

Fitted with vanity wash basin, WC, tiled flooring and walls and a chrome heated towel rail

Accessed from the Lounge, the **Rear Hall** has doors opening into:

Master Bedroom 3.67 x 3.35m (approx. 12'0 x 11'0)

A spacious double bedroom having a range of fitted wardrobes and storage and double doors opening

out to the rear garden

Bedroom Two 3.58 x 2.73m (approx. 11'9 x 8'11)

A second double room having a window to the rear and a double fitted wardrobe

Bedroom Three 3.34 x 2.52m (approx. 10'11 x 8'3)

With a skylight and LVT flooring

Shower Room 2.53 x 1.65m (approx. 8'3 x 5'4)

A modern refitted suite comprises pedestal wash



basin, WC and level access walk in shower, with tiled flooring, tiled walls, an obscured window and heated towel rail. Adoor opens to the fitted **Airing Cupboard**

Stairs rise from the **Reception Hall** to the **First Floor Landing**, where doors open into:

Bedroom Four 4.16 x 2.94m (approx. 13'7 x 9'7)

An ideal guest suite, having useful eaves storage and two a skylights (restricted head height)

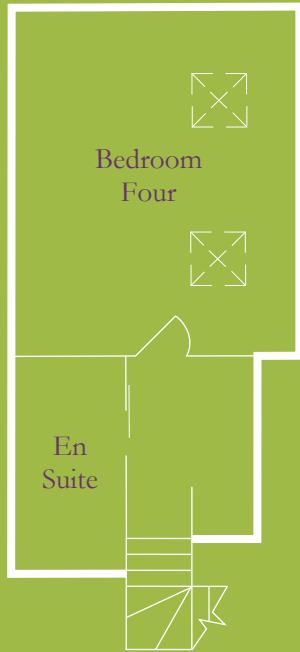
En Suite 2.5 x 1.2m (approx. 8'2 x 3'11)

Fitted with pedestal wash basin, WC and corner bathtub, having tiled splash backs, tiled flooring and a skylight (restricted head height)





First Floor



Ground Floor



Outside

This attractive detached bungalow lies towards the end of this peaceful cul de sac, beyond a generous frontage providing parking for a number of vehicles. Gated access opens into the rear garden and there are gravelled fore gardens with a paved pathway leading to the front aspect

Detached Garage 10.36 x 3.94m (approx. 34'0 x 12'11)

An electric entrance door opens into this large garage, having power, lighting, courtesy doors opening into the garden and a useful workshop area to the rear

Rear Garden

The pleasant and secluded rear garden is laid out with paved terraces and raised flowerbeds planted with a variety of shrubs, flowers and foliage. Two greenhouses are included in the sale and the property benefits from exterior lighting and a water point. The rear garden is safely enclosed to all sides and enjoys an excellent degree of privacy

EPC in Progress

General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.