



120 Egginton Road

Etwall, Derby, DE65 6NP

A beautifully presented three bedroom semi-detached property situated on a quiet cul-de-sac in the desirable village of Etwall. This modern home features a stylish interior throughout, off-street parking, a detached garage, and three well-proportioned bedrooms, including a master with en-suite. The property benefits from uPVC double glazing and gas central heating via a combination boiler, and enjoys open views to the side and front.

Asking Price £299,999

120 Egginton Road

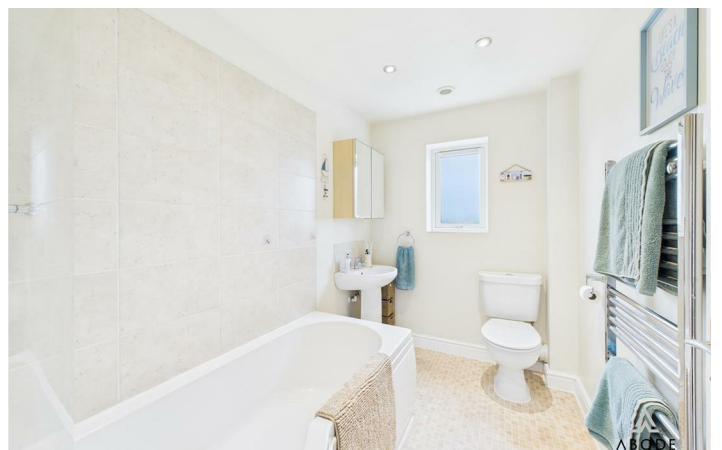
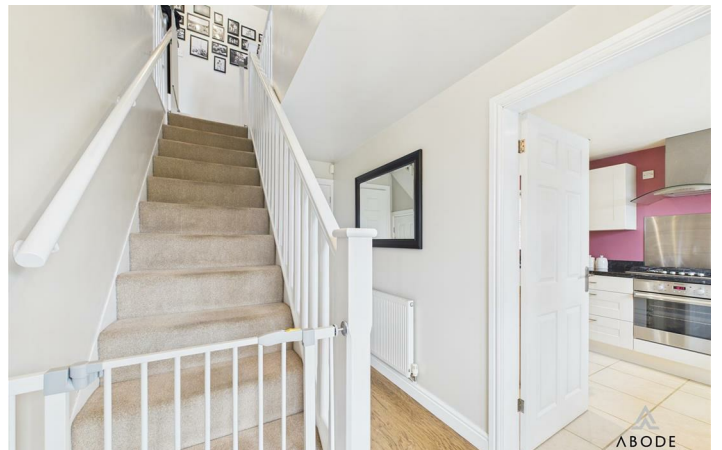
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Accommodation



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		