



33 Fishpond Lane, Egginton, DE65 6HJ





Offered with the benefit of no upward chain is this two/three bedroom detached bungalow, residing within a mature third of an acre plot and offering versatile interiors ideal to create a self contained home office or ancillary accommodation. Backing onto pleasant open fields and mature protected woodland, this spacious and well maintained property offers single storey accommodation ideal for those looking for close proximity to local commuter routes, amenities and the picturesque countryside surroundings of this popular Derbyshire village. The bungalow benefits from the convenience of mains gas central heating and double glazed windows, as well as owned solar panels with a storage battery and

a feed in tariff.

The interiors comprise: L shaped reception hall, two spacious reception rooms and conservatory, breakfast kitchen, utility and cloakroom, with two bedrooms serviced by a master en suite and modern shower room. Accessed independently either via the driveway of the garage are two versatile rooms ideal as a home office suite or for conversion into an annexe/additional bedroom space. Outside, gated access opens into an expansive driveway also having access into the large double garage, and the property enjoys a pleasant open and woodland outlook to the front. The garden extends to a healthy 0.3 acre

overlooking open fields to the rear and offering a fully private space to enjoy the quiet village setting.

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 (Utttoxeter, Stoke, Nottingham) and is 4 miles from the Burton on Trent rail station which provides direct links to Birmingham City Centre.



- Spacious Detached Bungalow
- Offered with No Upward Chain
- Established South Facing Gardens
- Pleasant Open & Woodland Aspect
- Annexe/Work-From-Home Potential
- Two Reception Rooms & Conservatory
- Breakfast Kitchen, Utility & Cloakroom
- Two Good Sized Bedrooms
- Master En Suite & Shower Room
- Office & Studio – ideal Annexe/additional Bedroom Space
- Large Double Garage with Workshop
- Gated Entrance & Ample Parking
- Solar Panels with Storage Battery & Feed in Tariff
- Desirable Derbyshire Village

The front door with wide windows opens into the **Entrance Hall**, having tiled flooring, a courtesy door into the garage and a door leading into the L shaped **Reception Hall**. Doors open into:

**Living & Dining Room** 8.4 x 3.73m (approx. 27'6 x 12'2)

A generous reception room having windows to the front and side with a pleasant open outlook, and a character brickwork fireplace housing a gas fire. Formerly two separate rooms, both doorways remain to allow for this to be converted back as desired



**Breakfast Kitchen** 4.96 x 3.9m (approx. 16'3 x 12'9)

The kitchen is fitted with a range of wall and base units housing an inset double sink with side drainer, integrated fridge freezer, a brickwork inglenook with Leisure range cooker inset and spaces for a dishwasher and microwave. A central island with granite work surface houses a breakfast bar and the kitchen has tiled flooring, tiled splash backs and a window to the rear. A door opens into:

**Utility** 3.15 x 1.9m (approx. 10'4 x 6'2)

Having wall and base units housing an inset sink with side drainer and spaces for a washing machine and tumble dryer. A door opens out to the rear garden and the utility has tiled flooring, a door to a cupboard housing the hot water cylinder and access via a drop down ladder to the loft space. A door into the **Cloakroom**, having a fitted wash basin and WC

**Lounge** 6.8 x 3.92m (approx. 22'3 x 12'10)

Another spacious reception room having a window to the rear and double doors opening into the **Conservatory**. This reception room was also formerly two rooms and the doorways remain allowing for conversion back if required

**Conservatory** 6.65 x 3.85m (approx. 21'9 x 12'7)

A spacious reception room highlighting the pleasant open aspect to the rear, with double doors to the side, tiled flooring and electric under floor heating



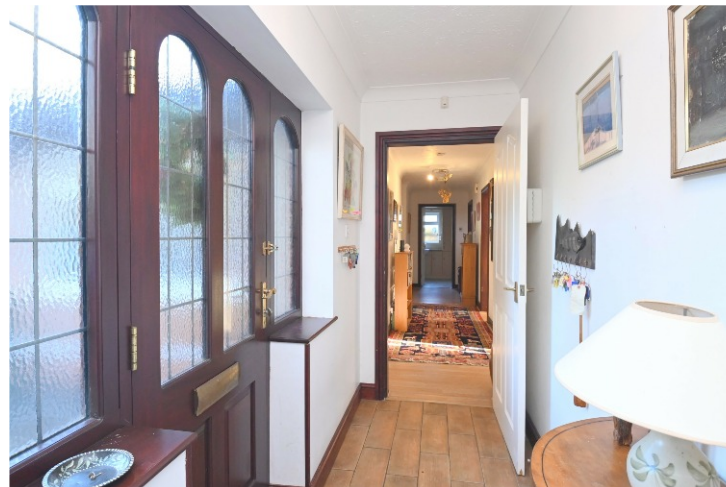
A separate entrance from the driveway opens into:

**Office** 4.22 x 3.2m (approx. 13'10 x 10'6)

A versatile space ideal as a home office or annexe, having central heating which can be zoned separately to the main house. Bifold doors open out to the rear aspect and tiled flooring extends into:

**Studio** 5.2 x 2.65m (approx. 17'0 x 8'8)

Another useful space having windows to the front, rear and side and two skylights providing plenty of natural light









Doors from the L shaped hallway lead into:

**Master Bedroom** 3.73 x 3.45m (approx. 12'2 x 11'4)  
+ wardrobes

A generous double room having a range of fitted wardrobes, a window to the front and private use of:

**En Suite** 2.52 x 1.58m (approx. 8'3 x 5'2)

A white suite comprises wash basin set to vanity units, WC and a walk in double shower, with tiled flooring, tiled walls, a heated towel rail and an obscured window to the front

**Bedroom Two** 3.93 x 2.28m (approx. 13'0 x 7'5) + wardrobes

With a window to the side and a range of fitted wardrobes

**Shower Room** 3.95 x 2.38m (approx. 12'11 x 7'9)

A modern suite having wash basin set to a range of vanity units providing storage, WC and a double shower, with tiled flooring and electric under floor heating, tiled splash backs, a heated towel rail and an obscured window to the side













## Outside

The bungalow is set back from Fishpond Lane beyond a generous gated frontage, having an expansive block paved driveway with parking for a number of vehicles.

**Double Garage** 6.93 x 5.35m (approx. 22'8 x 17'6)

A large garage having power, lighting, an electric entrance door and access out to the rear garden. The boiler and storage battery for the solar panels are housing in here, and a useful workshop area is fitted with a range of storage units. A door opens into the **Office**

## 0.3 Acre Gardens

Extending to the front side and rear aspects, the garden is laid to well tended borders, shaped lawns and charming seating areas. A pergola leads through to a second part of garden with a pathway leading down to a third gravelled area, being bordered by protected woodland to the front aspect and a field to the rear. the garden benefits from complete privacy to all sides as well as exterior lighting and a water point



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.