



**For Sale**

**Plot 2, Egginton Mews, Duck Street, Egginton, Derbyshire, DE65 6HG**



Ednaston Park, Ednaston, Ashbourne, Derbyshire, DE6 3FA

[sales@bennetsamways.co.uk](mailto:sales@bennetsamways.co.uk)

01335 818550

[www.bennetsamways.co.uk](http://www.bennetsamways.co.uk)

**Guide Price £620,000**





## **Plot 2 Is a brand new four bedroom mid barn style, two storey luxury home offering versatile accommodation, four bedrooms, three ensuites and a double garage. The gross internal area is 1,850sq.ft.**

BENNET SAMWAYS are delighted to offer for sale a brand new and exciting development built by Radbourne Construction in the sought after and idyllic village of Egginton. Egginton Mews consists of eight individually designed mews/barn style homes in a stylish exclusive development.

Offering an attached, and detached range of luxurious high specification homes.

Plot 2 Is a brand new four bedroom mid barn style, two storey luxury home offering versatile accommodation, three ensuites and a double garage. The gross internal area is 1,850sq.ft. The property benefits from state of the art electric air source heating and potential completion available in Summer/Autumn 2022.

Interior - It will be built to a high specification throughout including oak interior doors and the ground floor will consist of an impressive kitchen. The kitchen will be a high quality finish with integrated appliances and granite worktops. There is also a utility room off and door leading into a garden room which overlooks the garden. A dual aspect sitting room enjoying a bi folding door onto the garden.

On the first floor there will be three bedrooms with fitted high quality ensuites, one further bedrooms and a family bathroom.

Exterior - The outside will be landscaped with driveway, a rear garden and patio. This plot also has a double garage.

Locality - Egginton is a sought after village, which is strategically positioned within a few miles of the A38, giving quick access to Burton On Trent, Derby and Lichfield train stations. There is also great access via A50 link to East Midlands airport. The village originally a farming community is now largely more of an ideal commuter village. There is Egginton Primary school, St. Wilfrid's church and Egginton village Hall. Nearby pubs are in the close by near villages of Etwall and Willington.

The village has a lovely community and its very own website: [www.egginton.org.uk](http://www.egginton.org.uk)

Agents notes - Council Tax: South Derbyshire District Council & Band has yet to be rated (as of February 2022). Mains services include electricity, water and drainage. Broadband internet connection will be available. There will be an annual service charge for the private road and communal grounds.

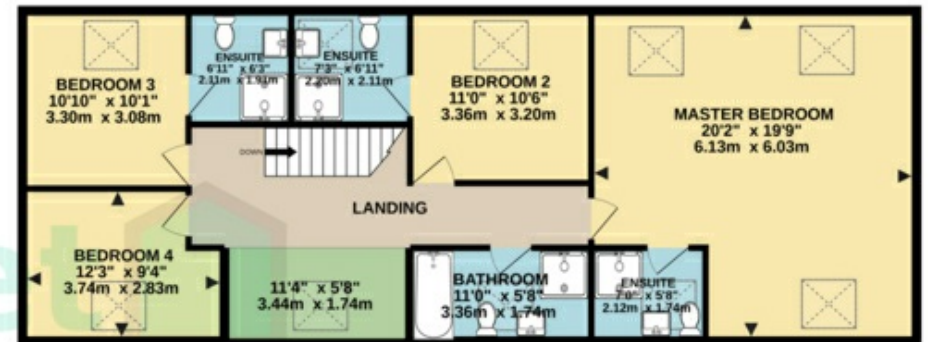
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.



GROUND FLOOR  
1236 sq.ft. (114.8 sq.m.) approx.



1ST FLOOR  
1030 sq.ft. (95.7 sq.m.) approx.



TOTAL FLOOR AREA : 2266 sq.ft. (210.6 sq.m.) approx.

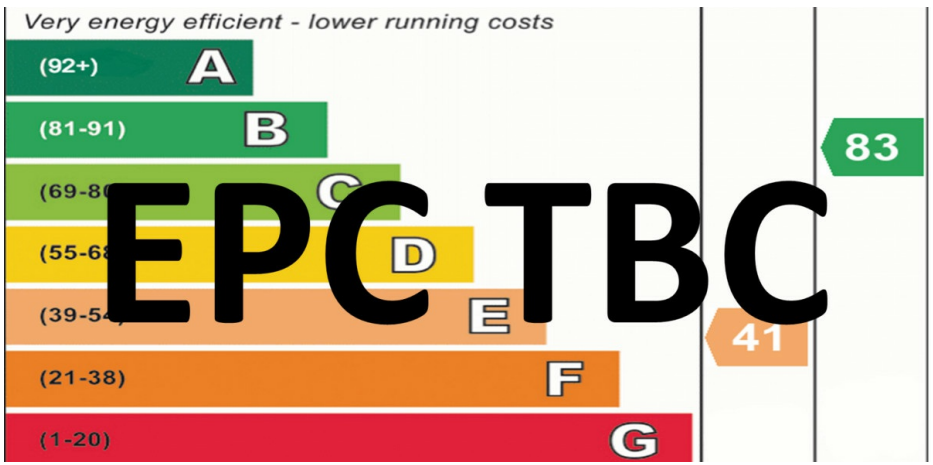
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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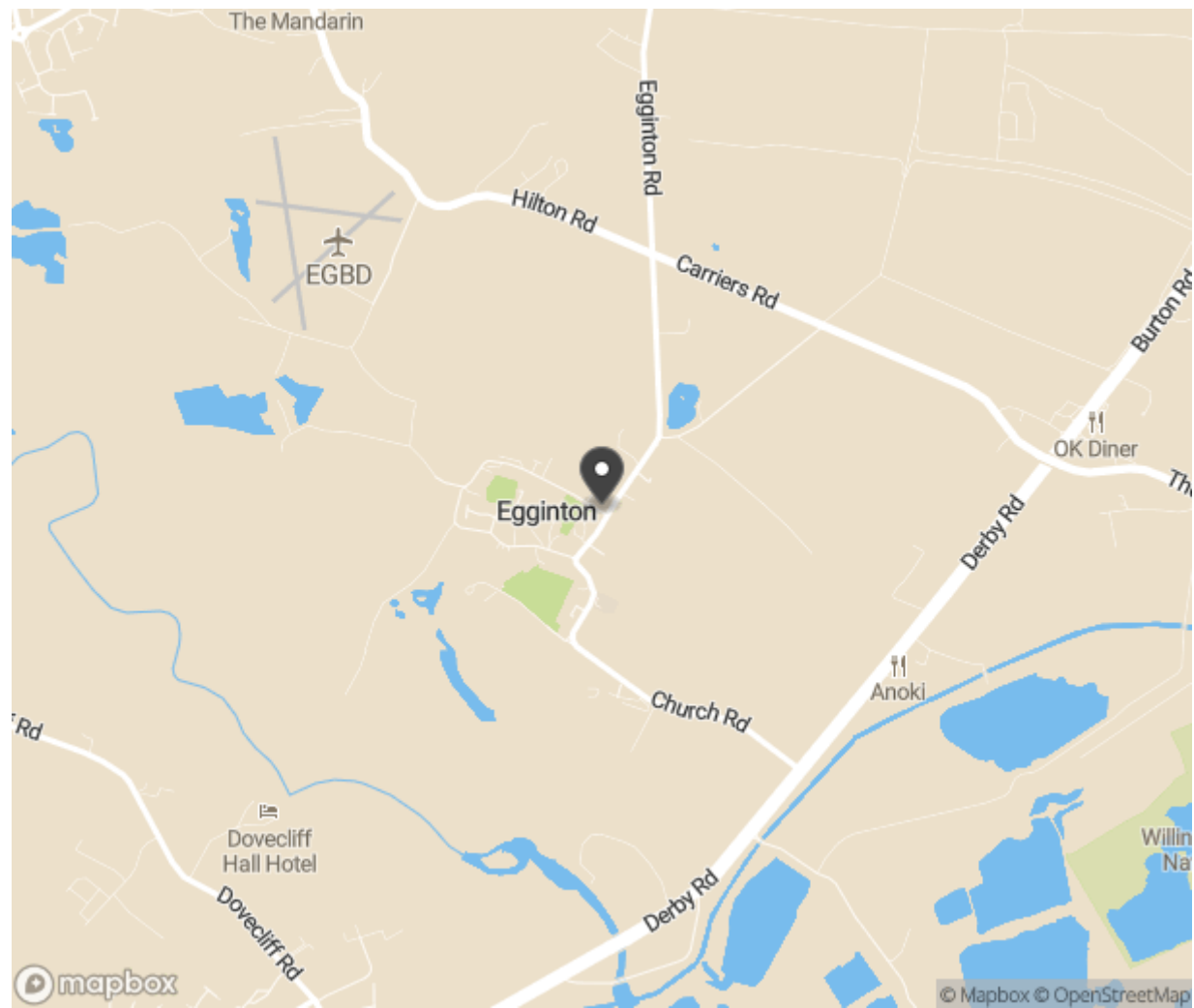
Nick Samways

Director  
01335 818550



Stuart Bennet MNAEA

Director  
01335 818550



4 4 4 1850 sq ft