



Chatsworth Drive  
Little Eaton Derby



## Property Description

We are pleased to bring to market this superbly presented detached home in the highly desirable village of Little Eaton, which is being sold with no upward chain.

The accommodation offers copious amounts of space so would be perfect for a growing family. The ground floor comprises a cloakroom, lounge through dining room, conservatory, kitchen, utility room and office. The first floor presents three double bedrooms, one single bedroom and the family bathroom.

Externally, the property offers ample parking for at least two vehicles to the front, and to the rear is a flat garden comprising a patio, lawn, and two wooden sheds.

Little Eaton is a sought after village due to it's convenient location as it is within close proximity of Derby City Centre, access to the A52 and A38, The village offers a vast range of amenities including a Co-Op, butchers, chemist and many others. The village offers a desirable Primary School and is within the Ecclesbourne School catchment area.

A viewing is highly advised in order to appreciate the space this property has to offer.

## Ground Floor

### Entrance Porch

Accessed via the UPVC double glazed frosted front door, Karndean flooring, with access to the cloakroom and hallway.

### Hallway

Carpeted flooring, one radiator, UPVC double glazed window to the front elevation.

### Cloakroom

Karndean flooring, part tiled walls, WC, wash basin with mixer tap, heated towel rail.

### Lounge

13' 9" x 11' 5" ( 4.19m x 3.48m )

Carpeted flooring, one radiator, UPVC double glazed sliding doors to access the conservatory, gas fire and surround.

### Dining Room

8' 9" x 11' 5" ( 2.67m x 3.48m )

Carpeted flooring, one radiator, UPVC double glazed window to the front elevation, open to the lounge.

### Conservatory

15' 3" max x 9' max ( 4.65m max x 2.74m max )

Tiled flooring, UPVC double glazed windows, UPVC double glazed French doors to the side elevation, electric under floor heating.

### Kitchen

10' 7" max x 12' 11" max ( 3.23m max x 3.94m max )

Karndean flooring, wall and base units with Corian worktop and breakfast bar with tiled splashback, sink and drainer with mixer tap,

integrated Miele oven, combination oven, and plate warmer, and four ring induction hob with extractor fan above, integrated fridge, space for a dishwasher, two UPVC double glazed windows to the rear elevation.

### Utility Room

7' 10" x 5' 10" ( 2.39m x 1.78m )

Karndean flooring, space and plumbing for a washing machine and tumble dryer, UPVC double glazed window and door to the rear elevation, access to the study.

### Office

12' 1" x 6' 11" ( 3.68m x 2.11m )

Carpeted flooring, one radiator, UPVC double glazed window to the front elevation.

### First Floor

#### Landing

Carpeted flooring, built in storage cupboard.

#### Bedroom One

20' 7" x 11' 5" max ( 6.27m x 3.48m max )

Carpeted flooring, two radiators, two UPVC double glazed windows to the front and rear elevations, fitted wardrobes, shower cubicle in the corner with a tiled splashback.

#### Bedroom Two

11' 4" max x 10' ( 3.45m max x 3.05m )

Carpeted flooring, one radiator, UPVC double glazed window to the rear elevation, vanity wash basin with mixer tap in the corner, fitted wardrobes.

#### Bedroom Three

11' 3" x 10' 1" max ( 3.43m x 3.07m max )

Carpeted flooring, one radiator, UPVC double glazed window to the front elevation, fitted wardrobes.

#### Bedroom Four

6' 7" x 8' 1" ( 2.01m x 2.46m )

Carpeted flooring, one radiator, UPVC double glazed window to the front elevation, wall and base units.

#### Bathroom

Karndean flooring and fully tiled walls, spa bath, vanity with mixer tap, WC and bidet, heated towel rail, two UPVC double glazed frosted windows to the rear elevation.

#### Outside

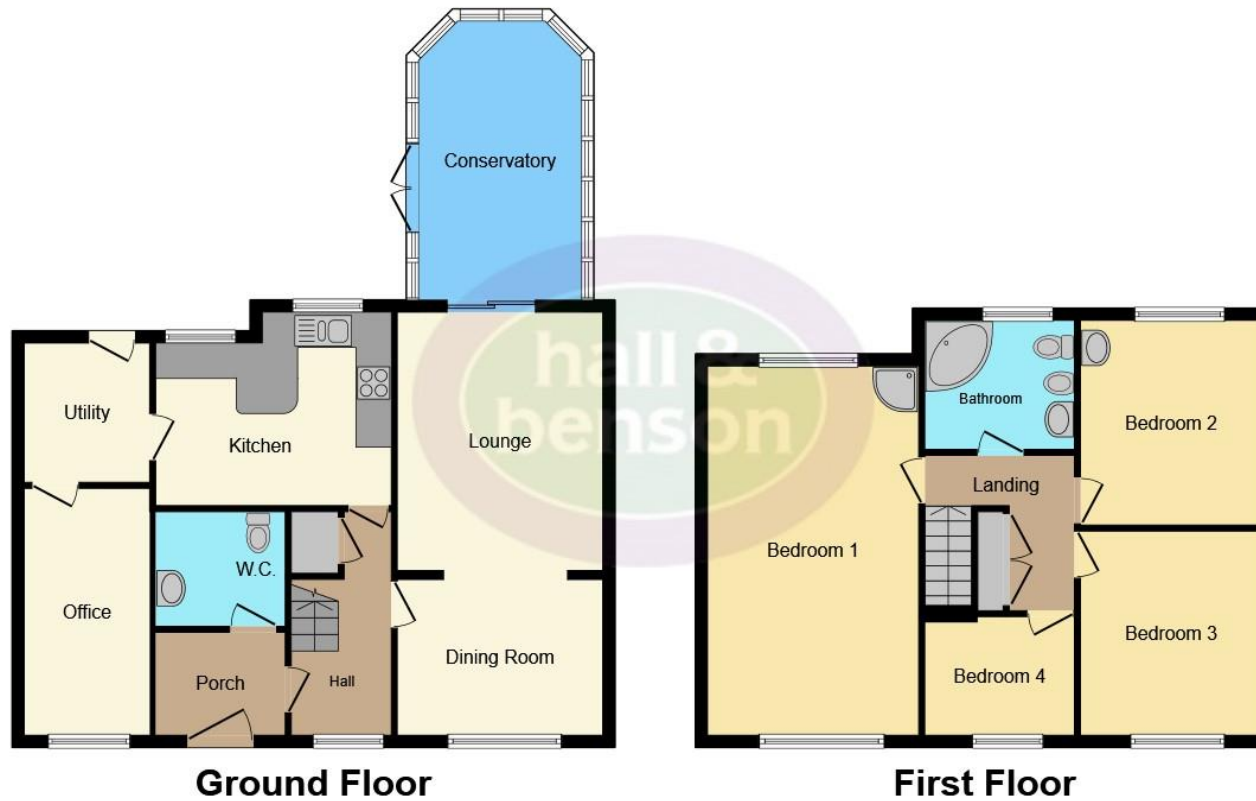
To the front of the property is a tarmac driveway enclosed with a small wall with ample parking for two vehicles.

To the rear is a flat garden comprising a patio area, lawn with raised flower bed borders and two wooden sheds to the rear.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Hall & Benson on

**T 01332 555 945**  
**E [allestree@hallandbenson.co.uk](mailto:allestree@hallandbenson.co.uk)**

E7 Park Farm Centre Park Farm Drive  
 DERBY DE22 2QQ

**EPC Rating: D**

**view this property online [hallandbenson.co.uk/Property/ATR101760](http://hallandbenson.co.uk/Property/ATR101760)**

Tenure: Freehold



Awaiting Photograph

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.hallandbenson.co.uk](http://www.hallandbenson.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: ATR101760 - 0004