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Westley Crescent  
Little Eaton Derby



# Westley Crescent Little Eaton Derby DE21 5AL

for sale offers in the region of  
**£450,000**



## Property Description

Situated in the highly sought-after area of village of Little Eaton, Westley Crescent is a well presented 5-bedroom detached property which is set on a corner plot, providing ample outdoor space. The property is within the Ecclesbourne School catchment area, renowned for its excellent educational standards.

Little Eaton is a desirable village located approximately five miles north of Derby city centre. The village offers a range of local amenities. St Peter's Park provides recreational facilities such as football, cricket, tennis courts and a children's playground. The village is well-connected with regular bus services and easy access to major roads leading to the M1 motorway.

## Entrance/Hallway

A large space with high ceilings, providing access to the main living areas and staircase

## Kitchen

25' 9" maximum x 9' 8" maximum ( 7.85m maximum x 2.95m maximum )

A spacious kitchen with sleek countertops, and integrated appliances, providing a functional space for cooking.

## Reception Room One

15' 4" + bay windows x 11' 8" ( 4.67m + bay windows x 3.56m )

A spacious room featuring a feature fireplace,

ideal for family gatherings and relaxation

## Reception Room Two

11' 8" x 14' 7" ( 3.56m x 4.45m )

A second reception room offering versatility for use as a study, playroom, or additional sitting area.

## Dining Room

11' 8" x 7' 5" ( 3.56m x 2.26m )

A formal space suitable for entertaining, with ample room for a large dining table.

## Bedroom One

11' 8" x 13' 7" ( 3.56m x 4.14m )

A generous double bedroom and an en-suite bathroom.

## Bedroom Two

10' 1" x 7' 5" ( 3.07m x 2.26m )

A double bedroom suitable for guests or older children.

## Bedroom Three

11' 8" x 10' 1" ( 3.56m x 3.07m )

Another double bedroom with ample space and natural light.

## Bedroom Four

10' 1" x 11' 8" ( 3.07m x 3.56m )

A well-sized room, ideal for use as a children's bedroom or home office

## Bedroom Five

7' 2" x 6' 5" ( 2.18m x 1.96m )

A single bedroom

## Family Bathroom

A bathroom featuring a bath, separate shower, WC, and washbasin.

## En-Suite

En-suite to bedroom one.



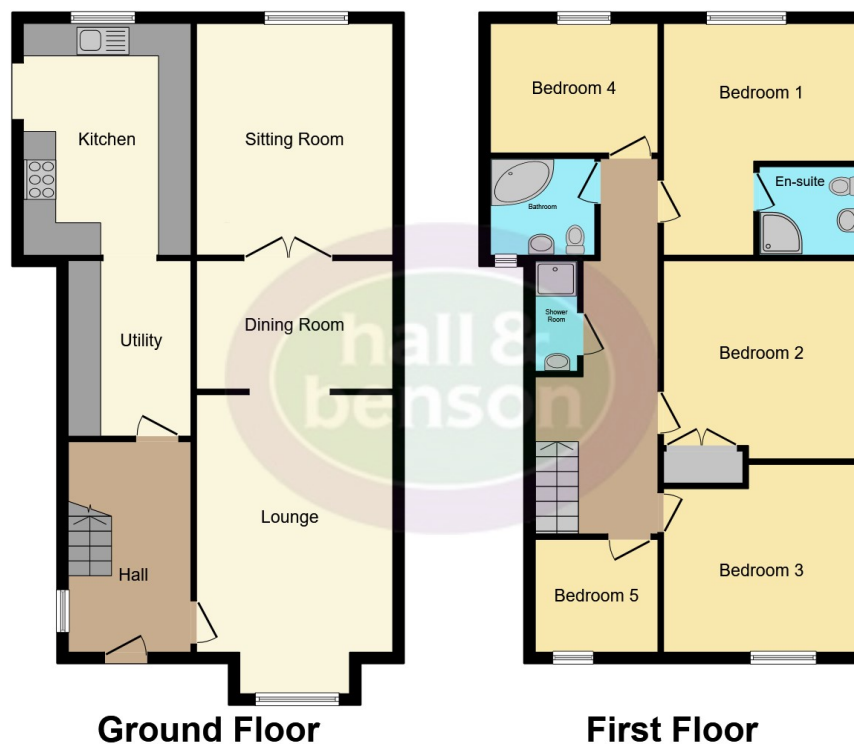












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EPC Rating: C Council Tax  
 Band: D

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Tenure: Freehold



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