



hall & benson
01332 607000
hallandbenison.co.uk
FOR SALE



Westley Crescent
Little Eaton Derby

Westley Crescent Little Eaton Derby DE21 5AL

for sale offers in the region of
£375,000



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.









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

To view this property please contact Hall & Benson on

T 01332 555 945
E allestree@hallandbenson.co.uk

E7 Park Farm Centre Park Farm Drive
 DERBY DE22 2QQ

EPC Rating: C Council Tax
 Band: D

view this property online hallandbenson.co.uk/Property/ATR101828

Tenure: Freehold



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ATR101828 - 0011