



The Town
Little Eaton DERBY

The Town Little Eaton DERBY DE21 5DH

for sale offers in the region of
£300,000



Property Description

This attractive residence at The Town, Little Eaton, combines contemporary finishes with village charm and offers a well-thought-out layout across two floors. On arrival you step into a welcoming entrance hallway which sets the tone for the rest of the house. To one side there is a handy downstairs WC, ideal for guests and everyday use.

The heart of the home is the superb open-plan kitchen-diner. This space features a high-end fitted kitchen with integrated appliances and is further enhanced by elegant herringbone flooring - creating a smart, flowing space for cooking, dining and informal entertaining. Adjacent lies the lounge, a comfortable reception room with ample light and flexibility for living and relaxing.

Moving upstairs, the first floor accommodates two double bedrooms and one single bedroom - providing family, guest or study space.

Externally, to the rear there is an enclosed garden - and a designated parking space immediately behind the property. At the front, the property benefits from on-street parking provision.

Entrance Hallway

A welcoming vestibule that leads into the home, with stairs leading upstairs and access to the Kitchen/Diner, lounge and downstairs WC.

Downstairs Wc

Conveniently located on the ground floor, this cloakroom includes a WC and wash basin.

Kitchen/Diner

15' 4" x 12' 5" (4.67m x 3.78m)

An impressive open-plan area with top-quality kitchen fittings, integrated appliances (oven, hob, dishwasher etc), and stylish herringbone flooring that runs through the space, offering both dining and casual living options. Ample room for a dining table.

Lounge

17' 9" x 10' 1" (5.41m x 3.07m)

A separate reception room with sufficient space for sofas and entertainment equipment, and plenty of natural light.

Landing

Bedroom One

13' 4" x 11' 3" (4.06m x 3.43m)

A generous principal bedroom with space for a double bed and wardrobes. Comfortable and well-proportioned.

Bedroom Two

11' 3" x 10' 3" (3.43m x 3.12m)

Another double bedroom - ideal for family or guests - offering good floor space and flexibility in layout.

Bedroom Three

8' 9" x 7' 7" (2.67m x 2.31m)

A well-sized third bedroom suitable for a child, guest, or home-study if required.

Bathroom

A well-appointed bathroom on the first floor featuring a shower, basin and WC, with tiling to complement the interior style.

Outside

The enclosed rear garden offers privacy and a safe, secure outdoor space. The parking space immediately to the rear adds the convenience of off-street parking, while the front of the property benefits from on-street parking provision.

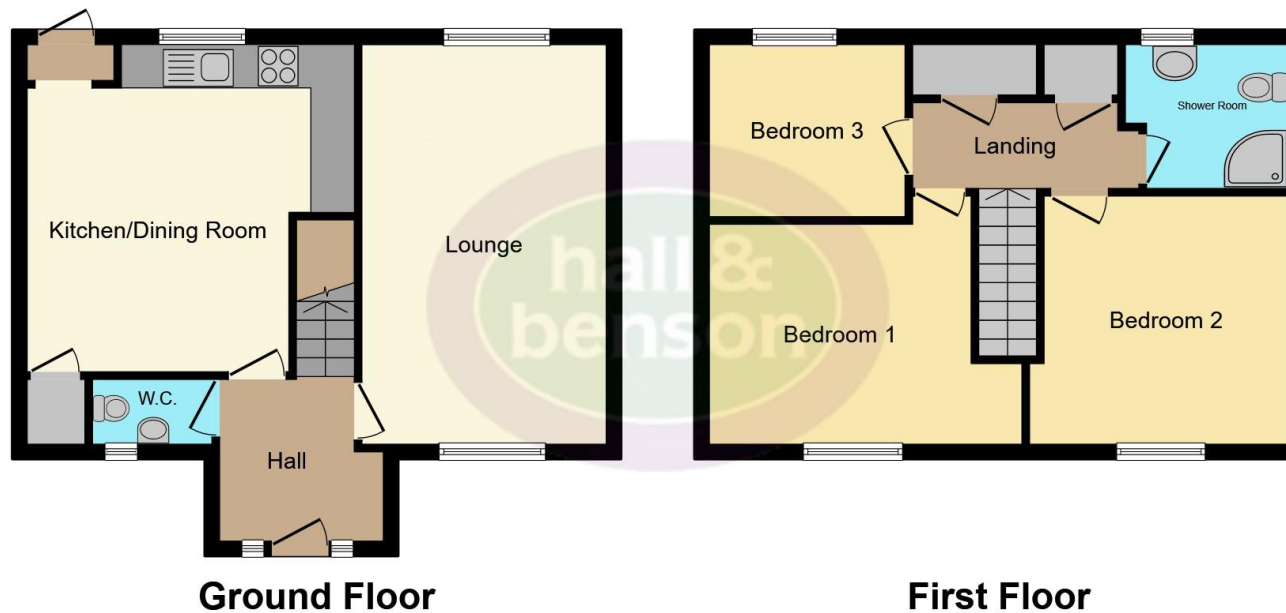
Location

Little Eaton is a highly desirable village just north of Derby. The village benefits from good local amenities, green spaces and good access to the city and A38.









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E7 Park Farm Centre Park Farm Drive
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EPC Rating: D Council Tax
 Band: B

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Tenure: Freehold



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