



6 Eastbrae Road, Littleover, Derby, DE23 1WA

£1,125 PCM

This exceptional detached bungalow, ideal for families and couples, features three bedrooms, a good sized bathroom, a kitchen, two spacious reception rooms, a garage, parking facilities, and a garden with a patio area, all situated in a peaceful location with good public transport links, nearby schools, and local amenities.

EPC: D. Council Tax: C. Deposit £1295 which includes a holding deposit of £250.



Sales: 01283 777100
Lettings: 01332 511000

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Full Description

Presenting this detached bungalow to let, perfect for families and couples. Positioned in a peaceful location, the property benefits from public transport links, proximity to nearby schools, and local amenities.

The residence boasts three bedrooms, a good-sized bathroom, and a modern kitchen. The master bedroom is a light-filled double, complete with built-in wardrobes offering ample storage. The second bedroom is equally spacious, also with built-in wardrobes and bathed in natural light. The third bedroom is a comfortable double room, making it an ideal space for a child's room or a home office.

The reception room provides ample space for relaxation and entertainment. The large windows let in an abundance of light, making it a perfect place for family gatherings or social events.

The property benefits from a carport and parking facilities, providing secure and convenient options for vehicle storage.

Outside Front

Lawn to the front of the property and a carport over a driveway leading to entrance door.

Entrance Hall

A spacious hallway with tiled flooring and neutrally decorated walls, wooden front door with obscured glass, standard light fitting and loft hatch with doors leading to the lounge, inner hallway, kitchen, bathroom and two further bedrooms.

Bedroom One

10'2" x 9'10" (3.1 x 3.02)



Brand new fitted carpet and neutrally decorated walls. Fitted wardrobes, drawers and a fitted dressing table, radiator, standard light fitting, tv socket and uPVC double glazed window.

Lounge

19'5" x 10'7" (5.92 x 3.25)

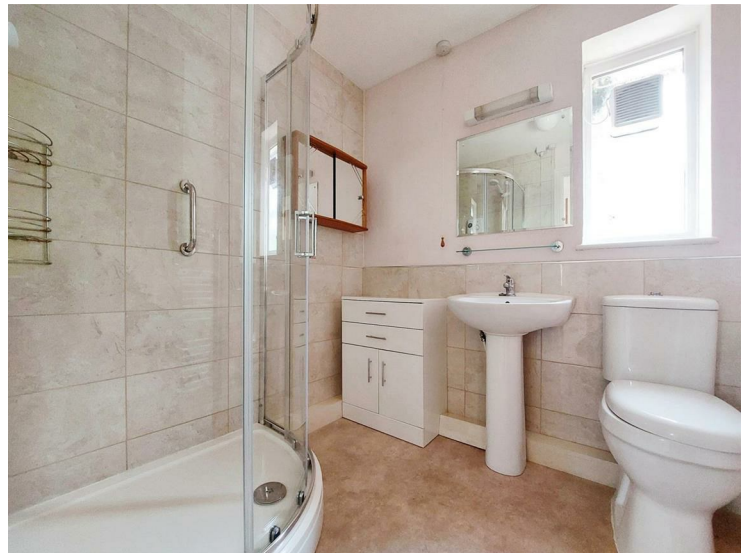


Brand new fitted carpet, decoration is neutral, radiators, fireplace and mantle with an electric fire, bay uPVC double glazed window and a uPVC double glazed window and standard light fittings. Doors (serving hatch doors from kitchen) and wood door with gold handles.

Inner Hallway

Continuation of the tiled floor as entrance hallway, a storage cupboard housing the central heating boiler and water tank. Smoke alarm, standard light fitting, radiator and several doors leading to the remaining rooms.

Bathroom



Vinyl to flooring, mainly tiled walls, but half painted. Obscured uPVC double glazed window, with built in extractor fan, white bathroom suite comprises WC, basin with hot and cold taps, heated towel radiator, shower tray with sliding glass doors and an electric shower, enclosed light fitting and pull cord and vanity storage cupboard and drawers

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Kitchen

10'7" x 8'6" (3.25 x 2.6)



Tiled effect hard flooring, neutrally painted walls, kitchen comprising a good amount of wall and floor wooden units, freestanding gas oven, grill and hob with a glass cover and electric extractor hood, space for fridge freezer and washing machine. uPVC double-glazed window with extractor fan built in. Stainless steel sink with a hot and cold mixer tap and draining board. uPVC double-glazed obscured glass and paneled side door. Standard strip light, and wooden door with gold handles.

Bedroom Two

13'1" x 11'8" (4.01 x 3.56)



Brand new carpet, walls neutrally decorated, fitted wardrobes, matching bedside drawers and dressing table, standard light fitting, uPVC double glazed window, radiator and wooden door with gold handles.

Bedroom Three

15'8" x 15'5" (4.78 x 4.7)



Neutrally carpeted and decorated, radiators, standard light fittings, uPVC double glazed windows, TV and telephone sockets and wooden door with gold handles and sliding patio door leading to the rear garden.

Rear Garden



A beautiful well established rear enclosed garden with mainly laid to lawn, soil and plant borders, patio area and access to the front to the side of the bungalow through a garden gate, garden shed and an outside tap

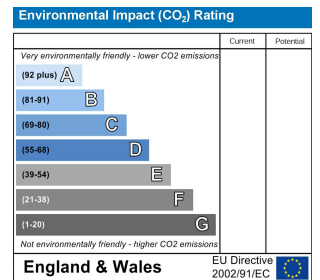
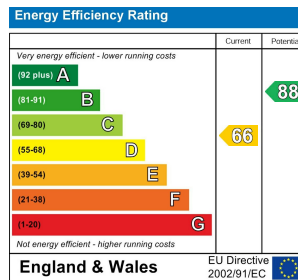
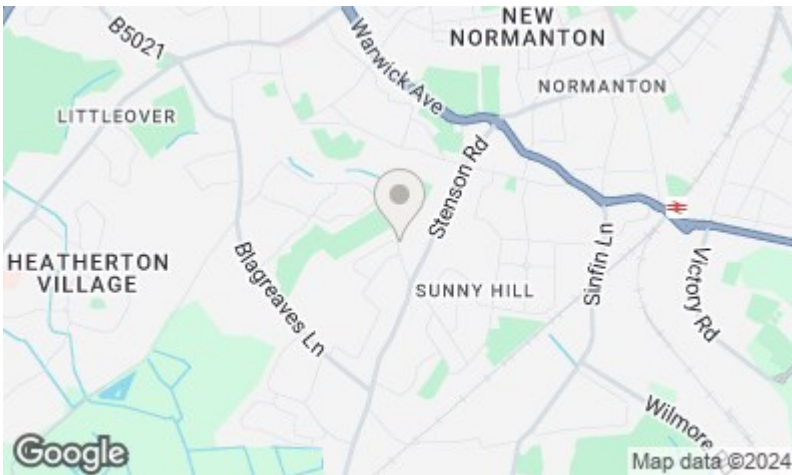
Material information

Council tax band - C

what3words: ///firms.badly.nation

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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