



## 7 New Street, Little Eaton, Derby, DE21 5AF

**£275,000**

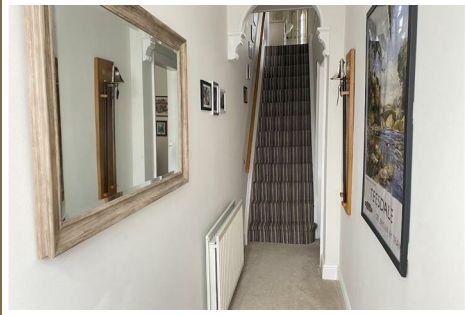


A wonderfully presented and attractively styled two double bedroom semi-detached character property located in the heart of this sought after village location. No Chain.



# 7 New Street, Little Eaton, Derby, DE21 5AF

£275,000



## DIRECTIONS

Entering Little Eaton having passed Derby Garden Centre, continue through the village centre turning shortly right into New Street where the property will be found on the left.

This delightful home includes replacement UPVC double glazed sash windows along with a modern gas central heating boiler with impressive accommodation comprising, formal entrance hallway, open plan living and dining room, fitted kitchen with access into a cellar, rear lobby / utility room leading into the garden. To the first floor, a semi-galleried landing leads to two double bedrooms and large four piece bathroom suite.

Externally there is street parking and an enclosed front forecourt with side gate.

The rear garden is a delight having a paved patio at either end of the garden along with a stretch of lawn, fenced and walled boundaries, planted border and two store sheds.

Little Eaton is a highly popular and sought after village location with an impressive range of local amenities meeting every day general requirements. Locally there are convenience stores, primary school, cafe, popular public houses and park. Little Eaton is also within catchment for the Ecclesbourne school in nearby Duffield.

An ideal property for the first time buyer or downsizer attractively being offered for sale with no upward chain.

## ACCOMMODATION

## GROUND FLOOR

### HALLWAY

Entering the property through an attractive composite and glazed door into a formal hallway with stairs to the first floor, inset floor mat, feature arch and radiator.

### OPEN PLAN LIVING DINING ROOM

24' x 11'2" (7.32m x 3.40m)

Two large combined reception rooms full of natural light with front and rear replacement UPVC double glazed sash windows, ample space for all lounge and dining furniture, revealed brick chimney fireplace with deep stone hearth and lintel, two central heating radiators.

### KITCHEN

10'4" x 8'1" (3.15m x 2.46m)

Nicely appointed with a range of wall and base units having matching cupboard and drawer fronts, laminate work surfaces, tiled splashback, stainless steel sink and drainer positioned under a UPVC double glazed window looking directly down the attractive garden, a three oven range with 8 burner gas hob and extractor fan over, space for further appliances, tiled floor and radiator. Access into a cellar in two compartments with light, the modern replacement Worcester combination boiler can also be found at the top of the stairs. From the kitchen access can also be gained into:

### REAR LOBBY AND UTILITY ROOM

Of UPVC double construction with UPVC double glazed window and door to the garden, plumbing for a washing machine, tiled floor and radiator.

## FIRST FLOOR

### LANDING

An attractive semi-galleried landing with ornate balustrade, store area and loft access.

### BEDROOM ONE

14'5" x 11'3" (4.39m x 3.43m)

A spacious double bedroom with plentiful space for all bedroom furniture, front facing replacement UPVC double glazed sash window, radiator.

### BEDROOM TWO

12'3" x 8'11" (3.73m x 2.72m)

A second generous double bedroom with rear facing replacement UPVC double glazed sash window, radiator.

### BATHROOM

10'4" x 8' (3.15m x 2.44m)

A beautifully appointed and spacious four piece bathroom suite comprising a deep bath with handheld shower attachment, corner shower cubicle with electric shower and sliding screen doors, wide wash basin sat on a vanity store unit and WC, neutrally tiled floor and walls,

replacement UPVC double glazed sash window, chrome towel radiator, ceiling downlighters and extractor fan.

### OUTSIDE

Externally there is street parking and an enclosed front forecourt with side gate.

The rear garden is a delight having a paved patio at either end of the garden along with a stretch of lawn, fenced and walled boundaries, planted border and two store sheds.

### PLEASE NOTE

This property had subsidence a few years ago which has been resolved by the insurance company.



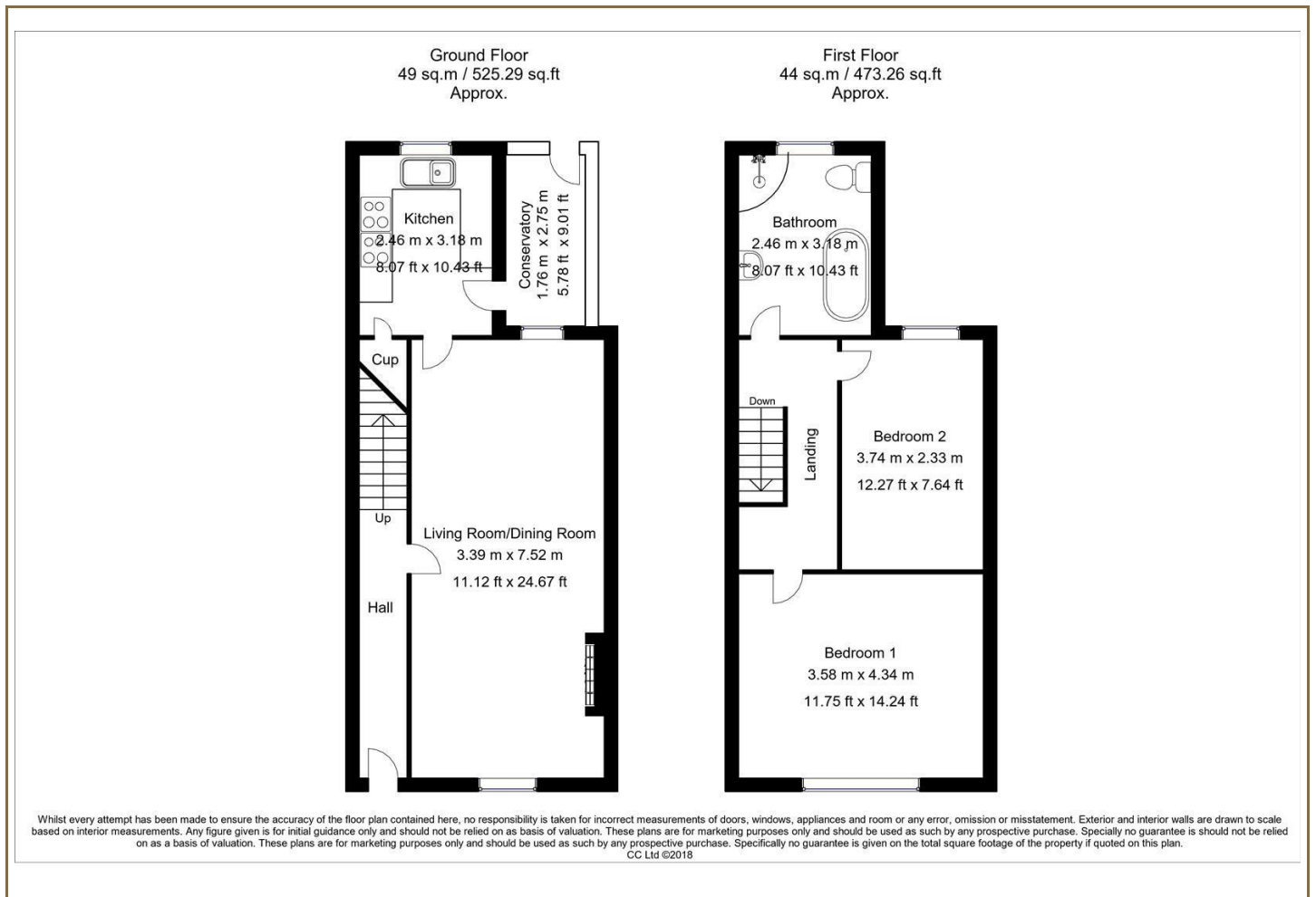




## Road Map



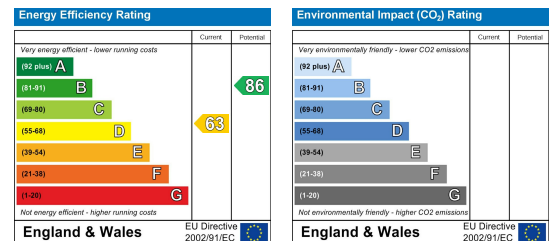
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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