



100 Duffield Road, Little Eaton, Derby, DE21 5DU

**Offers In The Region Of
£580,000**



A beautifully positioned and extended detached family residence enjoying front views and a deep frontage located in this highly desirable village neighbouring Duffield, home to the noted Ecclesbourne school.



100 Duffield Road, Little Eaton, Derby, DE21 5DU

Offers In The Region Of £580,000



DIRECTIONS

Approaching from Derby, pass Derby garden centre and enter the village taking the first left onto Duffield Road, follow the road passing the park, immediately after the junction for Woodlands Close, the property will be found on the right.

This smartly presented residence provides UPVC double glazed and gas centrally heated accommodation briefly comprising, entrance hallway, large open plan living dining room with dual bay windows, dining kitchen, utility room and cloakroom. To the first floor, there is a principal bedroom with generous en suite, two further spacious double bedrooms, fourth single bedroom and main family bathroom.

Externally, there is a deep frontage providing an impressive parking and turning area with lawn and continuing to an integral garage. The rear garden enjoys a mature leafy backdrop and has a paved patio, lawn and planted with well established plants and shrubs.

Little Eaton is a highly sought after village location having all typically required day to day amenities including primary school, grocery stores, active community park, popular public houses and cafe. The Ecclesbourne secondary school can be found in nearby Duffield where there are further shopping and leisure outlets.

A brilliant family home and location.

ACCOMMODATION

GROUND FLOOR

HALLWAY

Entering the property into a formal hallway area with wooden panelled floor, stairs lead to the first floor with useful cupboard beneath, radiator.

LIVING DINING ROOM

26'2" into both bays x 12' (7.98m into both bays x 3.66m)

A large open plan room featuring a bay window to the front and rear with UPVC double glazed windows and door to rear, additional side windows, fireplace and surrounded with an inset gas fire, media connections and two central heating radiators.

DINING KITCHEN

14'8" x 10'8" (4.47m x 3.25m)

Adjoining the dining area of the Living Dining Room, this spacious kitchen is fitted with a range of wall and base units with wooden cupboard and drawer fronts, laminate work surfaces, tiled walls and stainless steel sink and drainer, inset range style oven, six burner with extractor fan over, integrated dishwasher, space for a tall fridge freezer and space for a dining table and chairs, tiled floor, three year old Worcester Bosch boiler, radiator and access into:

UTILITY ROOM

11'3" x 4'6" (3.43m x 1.37m)

With plumbing and space for a washing machine, base unit, work surface and stainless steel sink and drainer, tiled floor, radiator, UPVC double glazed door to garden and access into garage.

CLOAKROOM

Low level WC, wash basin, UPVC double glazed window, radiator.

FIRST FLOOR

LANDING

With loft access.

BEDROOM ONE

12'5" x 11'3" (3.78m x 3.43m)

A pleasant and spacious double bedroom with a front facing UPVC double glazed window and far reaching leafy outlook, radiator.

EN-SUITE

9'1" x 5'5" (2.77m x 1.65m)

Generously proportioned and appointed with a corner shower cubicle with mains over head shower and additional shower, glazed screen, wash basin and WC, UPVC double glazed window, extractor fan, radiator and built in store cupboard.

BEDROOM TWO

13'3" into bay x 11'4" (4.04m into bay x 3.45m)

Formerly the main bedroom having a bay window, UPVC double glazed window with pleasant leafy outlook, additional side window, radiator.

BEDROOM THREE

11'10" x 11'2" (3.61m x 3.40m)

A further large bedroom with fitted wardrobes, side and rear UPVC double glazed windows with a good aspect of the garden, radiator.



BEDROOM FOUR

7'6" x 6'8" (2.29m x 2.03m)

A single bedroom or home office having a deep shelved bow window and radiator.

BATHROOM

7'3" x 5'5" (2.21m x 1.65m)

A beautifully tiled bathroom appointed with a white three piece suite comprising a deep panelled bath with handheld shower attachment, wide wash basin sat on a vanity store unit, WC, UPVC double glazed window, extractor fan and chrome towel radiator.

OUTSIDE

Externally, there is a deep frontage providing an impressive parking and turning area with lawn and continuing to an integral garage.

The rear garden enjoys a mature leafy backdrop and has a paved patio, lawn and planted with well established plants and shrubs. There is a useful store shed and gated side access.

INTEGRAL GARAGE

16'5" x 11'6" (5.00m x 3.51m)

With twin opening timber doors, power and light.

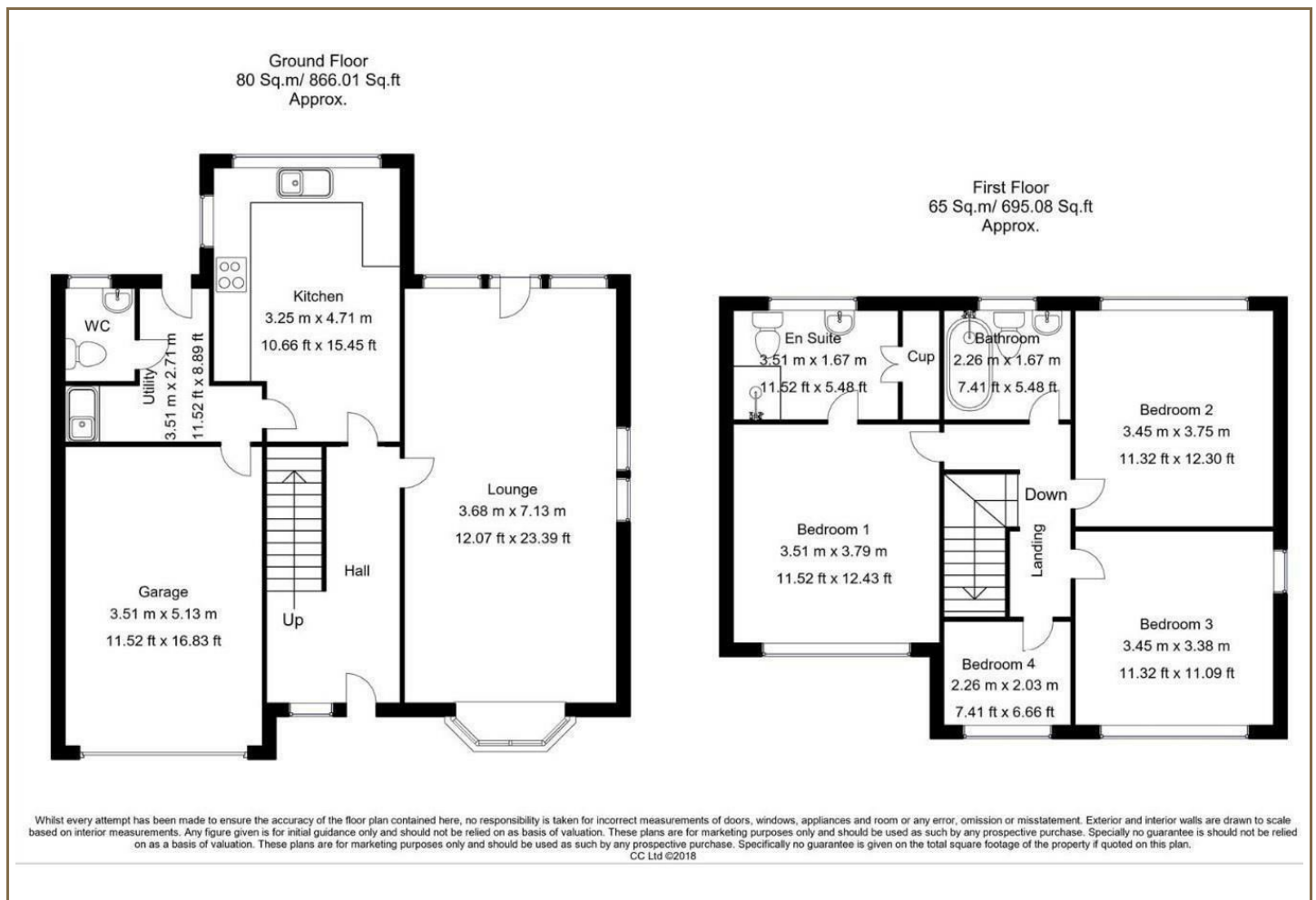




Road Map



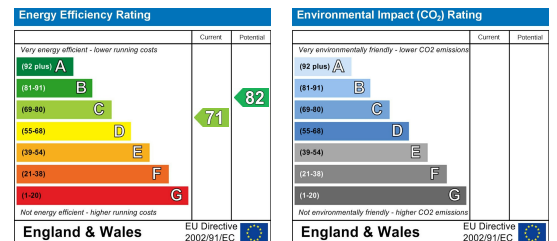
Floor Plan



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



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. 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. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

boxallbrownandjones.co.uk

Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk