



## 18 Crab Tree Hill, Little Eaton, Derby, DE21 5DL

**Offers Over £370,000**



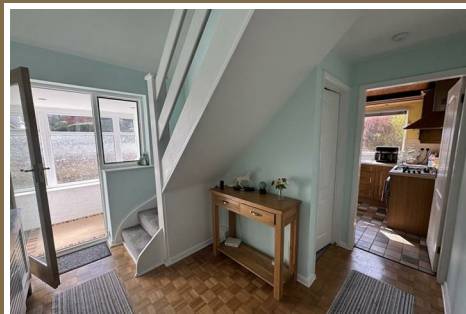
A deceptively spacious three/four bedroom detached chalet style residence enjoying elevated views across Little Eaton within catchment for the Ecclesbourne school and attractively offered for sale with no chain.





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## DIRECTIONS

The property is best approached from Barley Close in the centre of Little Eaton, turning into Crab Tree Hill and following the road for a short distance where the subject property will be found on the right.

The property has a deep frontage with driveway providing ample off road parking leading to a garage, steps lead to the ground floor accommodation which comprises, enclosed porch, formal hallway, guest cloakroom, study/bedroom four, open plan living and dining room, kitchen and rear utility room. To the first floor are three bedrooms, the main with fitted wardrobes and a re-fitted bathroom suite.

To the rear there is a tiered garden backing onto countryside with patio, lawn, planted areas and shed.

Little Eaton is a popular and vibrant village with an active community spirit centering around St Peters Park. There are useful local shopping facilities, primary school, cafe, butcher and popular public houses. Little Eaton falls within the catchment area for the noteworthy Ecclesbourne secondary school in nearby Duffield.

## ACCOMMODATION

### SIDE ENTRANCE PORCH

7'11" x 4'8" (2.41m x 1.42m)

Main UPVC double glazed front door and side

windows, ample space for coats and shoes, timber glazed internal door into:

### ENTRANCE HALLWAY

A generous space with stairs to the first floor and open recess beneath, wooden tiled flooring, radiator.

### CLOAKROOM WC

Appointed with a low level WC with concealed cistern, wash basin, UPVC double glazed window.

### BEDROOM FOUR/STUDY

10'4" x 8'4" (3.15m x 2.54m)

A versatile room with front facing UPVC double glazed window, wooden flooring and radiator.

### OPEN PLAN LIVING DINING ROOM

27'3" x 11'11" (8.31m x 3.63m)

Ample space for all lounge and dining furniture, laminate flooring throughout, UPVC double glazed bow window to the front elevation and large window to the rear, media connections, fireplace with inset electric fire and two radiators.

### KITCHEN

10'4" x 8'3" (3.15m x 2.51m)

Fitted with a good range of wall and base units having matching cupboard and drawer fronts, laminate work surfaces and tiled splashback, stainless steel sink and drainer, double electric oven and gas hob with extractor hood over, integrated microwave

and dishwasher, tiled floor, UPVC double glazed window and side door into:

### REAR PORCH/UTILITY ROOM

12'1" x 4'8" (3.68m x 1.42m)

Having a UPVC double glazed window and door to garden, vinyl flooring, plumbing for a washing machine.

### FIRST FLOOR

#### LANDING

With a galleried view of the hallway, access into all first floor rooms and useful store cupboard.

#### BEDROOM ONE

13' to front of wardrobes x 8'7" (3.96m to front of wardrobes x 2.62m)

A spacious principal bedroom with fitted wardrobes, matching bedside cabinets and dressing table, rear facing UPVC double glazed window nicely overlooking the garden, radiator.

#### BEDROOM TWO

12' x 8'8" (3.66m x 2.64m)

A comfortable double bedroom with front facing UPVC double glazed window enjoying an elevated aspect over Little Eaton, radiator.

#### BEDROOM THREE

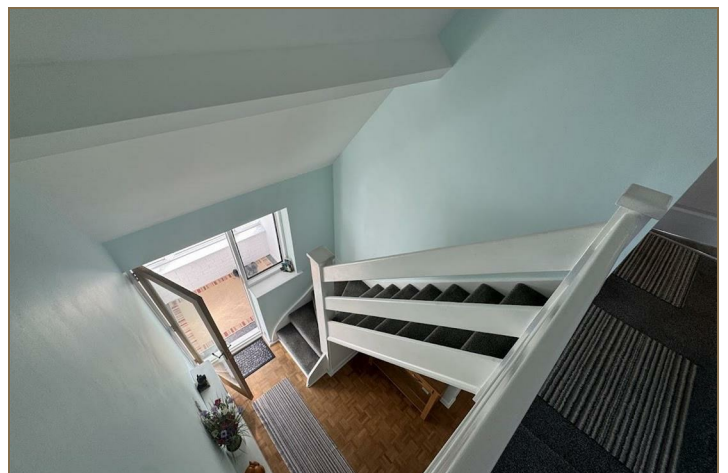
8'5" x 7' (2.57m x 2.13m)

A generous single bedroom also enjoying an elevated aspect over Little Eaton, UPVC double glazed window and radiator.

#### BATHROOM

8'1" x 5'5" (2.46m x 1.65m)

Very smartly appointed with a modern bathroom suite comprising a panelled bath with mains shower over and screen, a wash basin and WC with concealed cistern are neatly fitted into a vanity store unit with laminate surface top, pleasantly wall tiled to splash areas, vinyl flooring, UPVC double glazed window, extractor fan and chrome towel radiator.





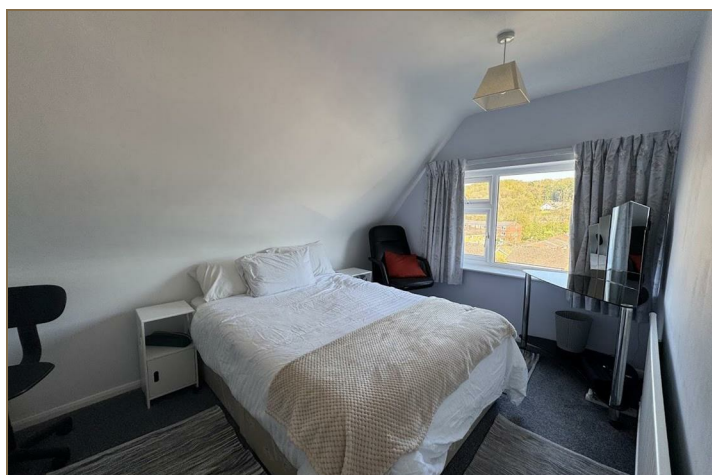
## OUTSIDE

To the rear there is a tiered garden backing onto countryside with patio, lawn, planted areas and shed.

## GARAGE

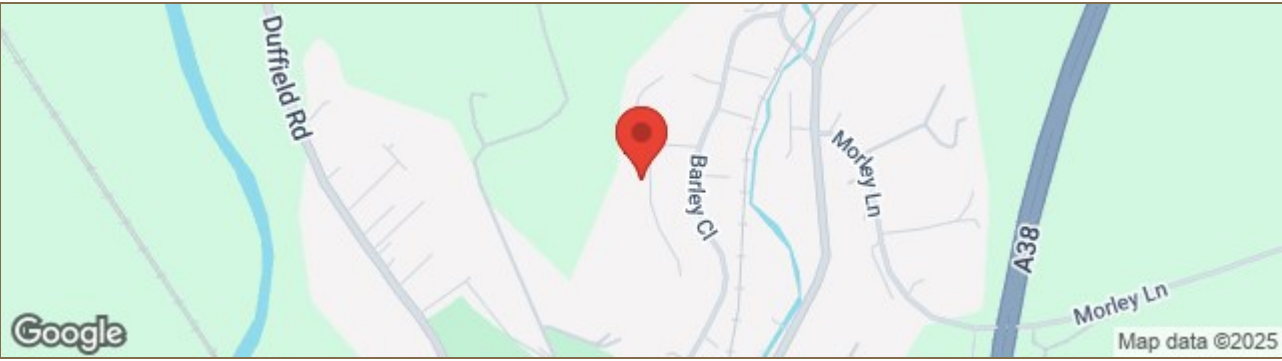
15'10" x 7'9" (4.83m x 2.36m)

Up and over door, power and light.

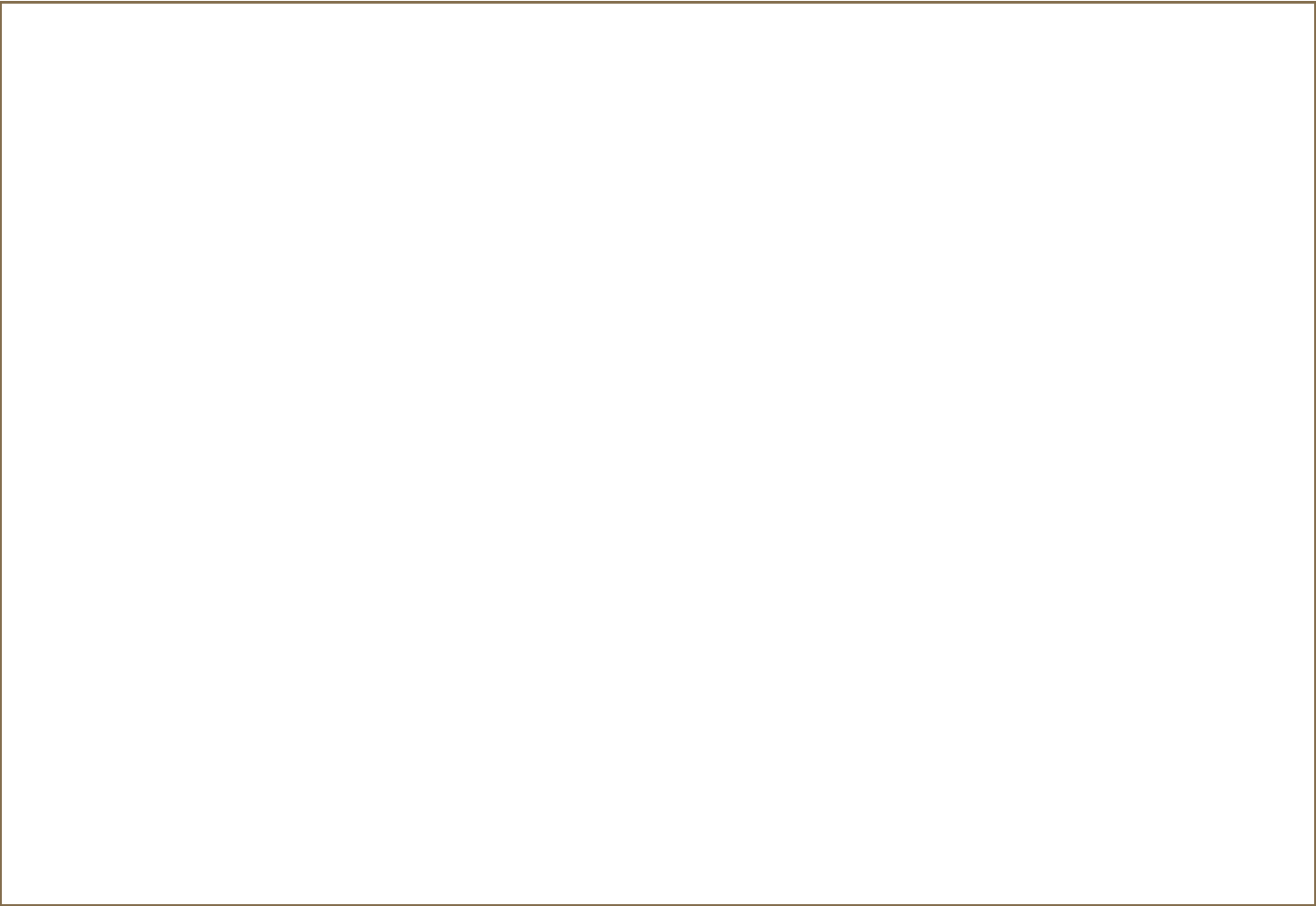




## Road Map



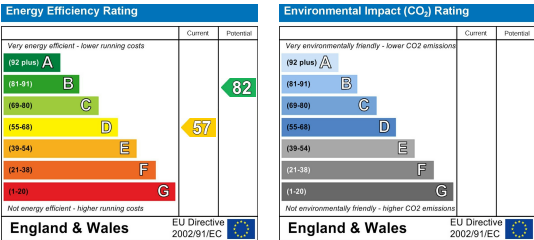
## Floor Plan



## 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



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