



22 Crab Tree Hill, Little Eaton, Derby, DE21 5DL

£424,950



Situated in an elevated position with far reaching views over Derbyshire countryside, this is a well presented four bedroom detached house which benefits from gas central heating, double glazing and garden to the rear.



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DIRECTIONS

From the centre of Little Eaton turn left onto Alfreton Road and left again onto Barley Close. A short distance along turn right onto Crab Tree Hill where the property is situated on the right hand side clearly identified by our "For Sale" board.

Internally the current vendors have spent considerable time and effort in the presentation of this delightful family home which in brief comprises an entrance hall with staircase leading to the first floor and cloakroom. The property boasts a large lounge/dining room which has double glazed doors opening to a conservatory enjoying views over the garden beyond. The ground floor is further complemented by a well equipped modern kitchen with access to the rear there is ground floor bedroom four/study. To the first floor there are three further bedrooms and a recently refitted bathroom with bath and separate shower with glazed panels.

Outside the property benefits from a patio area and there is a tiered garden which is accessed via a set of steps to the top of the garden which has far reaching views over surrounding countryside. To the front elevation there is a driveway with car standing with two vehicles, garage and steps leading to the front door.

Little Eaton is a much sought after residential

location, which boasts a wealth of local amenities close by. The property benefits from being within the sought after Ecclesbourne secondary school catchment area and is within easy reach of the vibrant city centre of Derby, only a short drive away.

The house is perfectly positioned of ease of access to the A38, giving onward travel to the A50, A52 and M1 corridor.

This well presented, family home should be viewed to be fully appreciated.

ACCOMMODATION

Entering the property through double glazed side entrance door into:

ENTRANCE HALLWAY

Spacious hallway with staircase leading to the first floor, frosted double glazed window to the side elevation, radiator and quality wooden flooring which runs throughout the majority of the ground floor. Access to:

CLOAKROOM

With low level WC, wash hand basin and frosted double glazed window.

LOUNGE/DINING ROOM

11'10" x 27'5" (3.61m x 8.36m)

This room is the focal point of the property and must be seen to be fully appreciated. With clearly defined areas set aside for dining/lounge, the room has a double glazed window overlooking the front elevation with

far reaching views over Derbyshire countryside. There are two radiators, TV point and double glazed doors opening to the:

CONSERVATORY

13'2" x 8'3" (4.01m x 2.51m)

With double glazed windows overlooking the rear garden, double glazed double doors opening to the rear and power points.

KITCHEN

10'5" x 8'1" (3.18m x 2.46m)

Neatly fitted with a range of quality work surface/preparation areas, wall and base cupboards and an integrated electric oven, gas hob and modern shaped extractor over. The kitchen benefits from a sink with drainer/mixer tap beneath a double glazed window overlooking the rear elevation and there is space for a washing machine, useful kitchen drawers, panelled radiator, double glazed door to the side elevation and space for a freestanding fridge/freezer.

DOWNSTAIRS BEDROOM FOUR/STUDY

10'5" x 8'7" (3.18m x 2.62m)

This versatile space is used by the current vendors as a study but could easily be used as a bedroom. The room has a double glazed window and radiator.

TO THE FIRST FLOOR

LANDING

With access to the loft.

BEDROOM ONE

12'7" x 9'10" (3.84m x 3.00m)

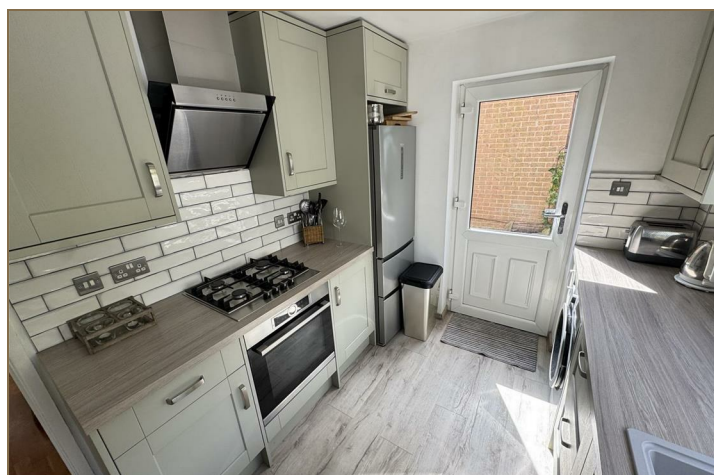
With double glazed window to the front elevation, laminate floor, fitted wardrobes and radiator.

BEDROOM TWO

9' x 11'10" (2.74m x 3.61m)

(Restricted headroom in parts)

With double glazed window and radiator.



BEDROOM THREE

10'6" x 9' (3.20m x 2.74m)

(Restricted headroom in parts)

With double glazed window and radiator.

BATHROOM

10'6" x 8'5" (3.20m x 2.57m)

Recently refitted to include a low level WC, wash hand basin and bath with central mixer tap. the room is further complemented by a glazed shower cubicle, frosted double glazed window, heated towel radiator and extractor fan.

OUTSIDE

Outside the property benefits from a patio area to the rear and gravelled area to the side of the house. Steps lead up the garden and take advantage of a tiered garden area which leads to the very top of the garden where there is a shed and far reaching views over distant countryside.

To the front elevation there is a block paved driveway and car standing for two vehicles, steps leading to the front door and access to a:

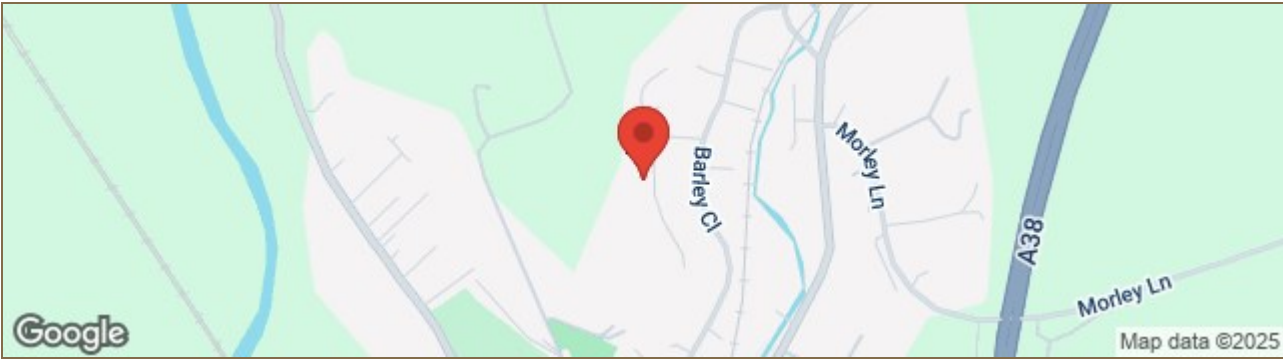
SINGLE INTEGRAL GARAGE

With up and over door.

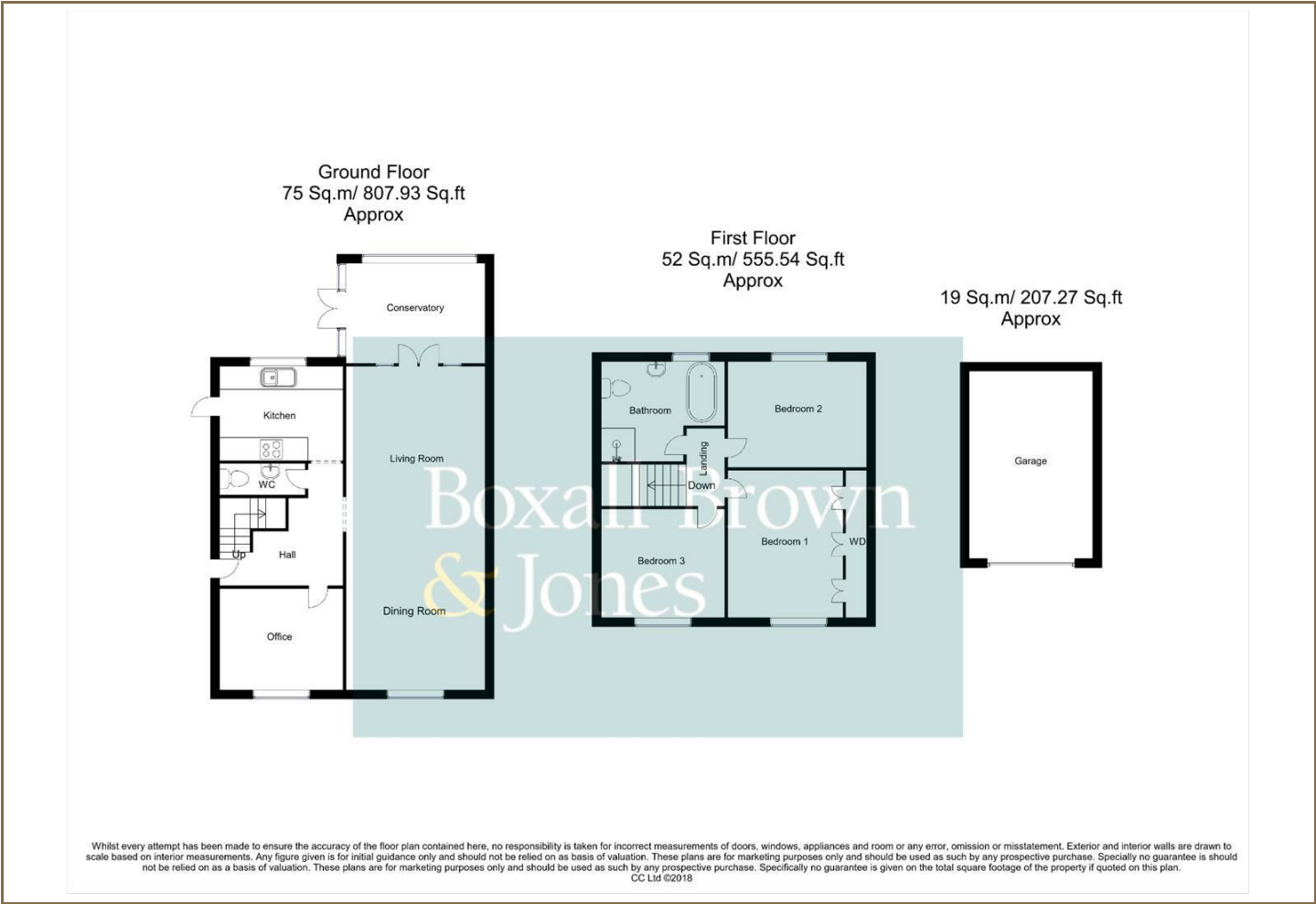




Road Map



Floor Plan

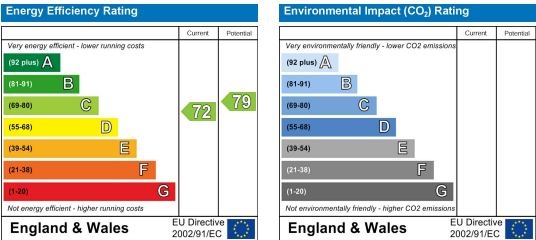


Viewing

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

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Energy Efficiency Graph



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