



10A Station Road, Little Eaton, Derby, DE21 5DN

£524,950



Situated in the heart of Little Eaton, a short walk from the sports ground, this is a well appointed four bedroom detached house which benefits from gas central heating, double glazing and delightful gardens to the rear.



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DIRECTIONS

Entering the village of Little Eaton from Derby, turn left onto Duffield Road and then turn right onto Station Road. The property is situated on the right hand side clearly identified by our "For Sale" board.

The current vendors has spent considerable time and effort in the presentation of this lovely family home which in brief comprises a large dining kitchen with integrated appliances and ample space for dining and occasional furniture. The property has a hallway which leads off to a cloakroom, utility room, large lounge/dining room and a conservatory with superb views over the garden. To the first floor are four good sized bedrooms, the master bedroom with en-suite facility and a family bathroom with shower over the bath.

Outside the property benefits from a generous lawn garden to the rear which is well maintained by the current vendors. There is a large lawn, well stocked borders, mature trees, shed and access to the side of the house. To the front elevation a block paved driveway provides car standing for several vehicles and there is gated access to the side of the property.

This sale represents an opportunity to acquire a superb family home right in the heart of the village of Little Eaton.

The village is approximately five miles north

of the city of Derby and offers a fantastic range of local amenities which include an historic church, butchers, chemist, local shops and plentiful public houses/restaurants. The village has a regular bus service to both Belper and Derby and is noted for being within the catchment of the Ecclesbourne School in Duffield. Local recreational facilities can be found at St Peters park to include football, tennis and a children's play area. Bluebell Woods and Drum Hill, which are situated close by, provide delightful scenery and countryside walks.

This spacious family home in an unrivalled location should be viewed to be fully appreciated through the offices of Boxall Brown and Jones.

ACCOMMODATION

Entering the property through double glazed front door into:

LIVING KITCHEN

21'2" x 16'8" (6.45m x 5.08m)
(Maximum measurement)

This impressive room is the focal point of the property and benefits from both a kitchen and dining space.

The kitchen area has a range of work surface/preparation areas, wall and base cupboards and a professional Rangemaster cooking range, gas hob and extractor over. There is a Belfast style sink with mixer tap

beneath a double glazed window overlooking the front elevation and there are plentiful cupboards, inset ceiling spotlights, space for a freestanding fridge/freezer, breakfast bar with room for stools beneath and open shelving.

To the far side of the room is an area set aside for dining with ample space for dining table and occasional furniture. Double glazed bay window to the front elevation and radiator.

HALLWAY

The middle of the property has a hallway which has a door leading to the side elevation (originally designed as the front door) and there is a tiled floor, staircase leading to the first floor and useful understairs storage cupboard.

CLOAKROOM

With low level WC, wash hand basin and radiator.

UTILITY ROOM

5'9" x 5'7" (1.75m x 1.70m)

This particularly useful space has a work surface with space for appliances beneath. The room has a stainless steel sink unit and there is a wall mounted boiler providing domestic hot water and central heating.

Access from the hallway to the:

LOUNGE/DINING ROOM

21'1" x 16' (6.43m x 4.88m)

(Maximum measurement)

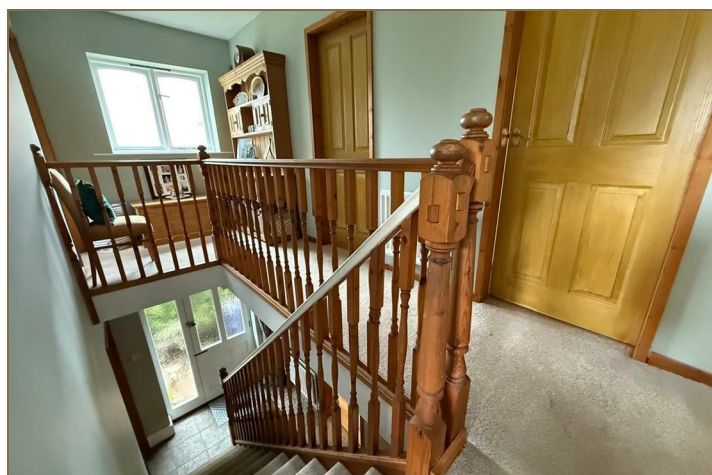
This large room is located towards the rear of the property and has a feature fireplace enclosing a log burning stove. The room has two radiators, window to the conservatory and ample space for lounge and dining furniture. Double doors lead to the:

CONSERVATORY

12'3" x 16'11" (3.73m x 5.16m)

(Maximum measurement)

This particularly versatile space enjoys delightful views over the garden. The vendors have renovated the conservatory to include



a roof to make the room more useable throughout all the months of the year. Aswell as the double glazed windows overlooking the garden the room has a complementary tiled floor, Velux style windows, radiator, inset ceiling spotlights and power and light. Doors leading to the garden.

TO THE FIRST FLOOR

LANDING

With oversized access to the loft and frosted double glazed window.

BEDROOM ONE

11'11" x 13'3" (3.63m x 4.04m)

(Maximum measurement)

With double glazed window overlooking the garden and radiator.

EN-SUITE

With low level WC, wash hand basin, shower cubicle and heated towel rail.

BEDROOM TWO

10'9" x 9'8" (3.28m x 2.95m)

(Measurement taken into the lobby area and from the front of the wardrobe)

With double glazed window, wardrobe and radiator.

BEDROOM THREE

8'10" x 10'8" (2.69m x 3.25m)

(Measurement taken to the front of the wardrobe)

With double glazed window, wardrobe and radiator.

BEDROOM FOUR

11'11" x 7'5" (3.63m x 2.26m)

With double glazed window and radiator.

BATHROOM

4'4" x 9'4" (1.32m x 2.84m)

With low level WC, pedestal wash hand basin and bath with shower over the bath, shower screen, complementary tiling and heated towel rail.



OUTSIDE

One of the particular features of this property is the garden to the rear. The vendors are keen gardeners and the garden is delightful with a range of well stocked borders, mature trees and lawned area. The garden has a patio area, shed and access to the side elevation

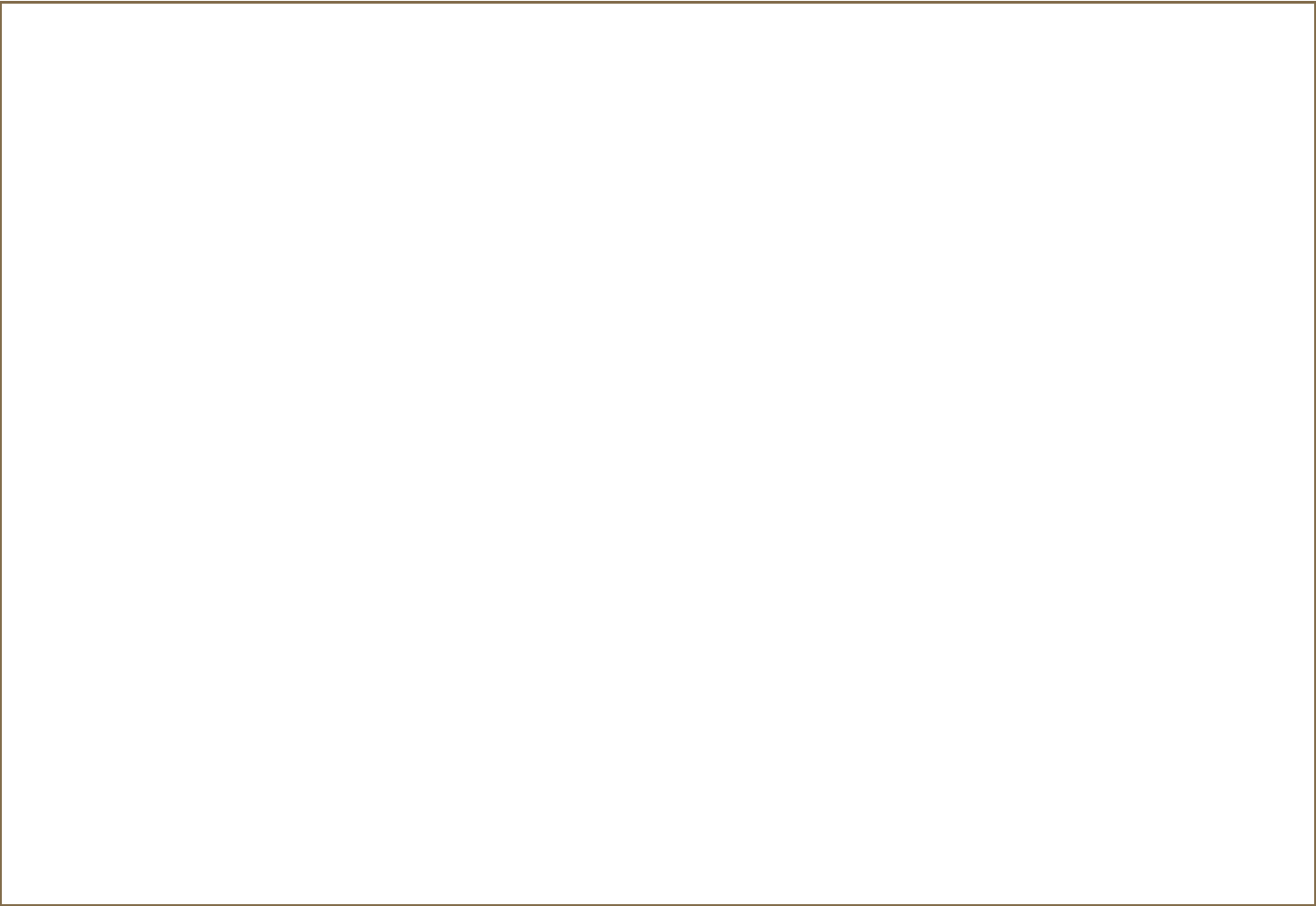
To the front of the property there is a blocked paved driveway with car standing for several vehicles and gated access to the side of the house and side entrance.



Road Map



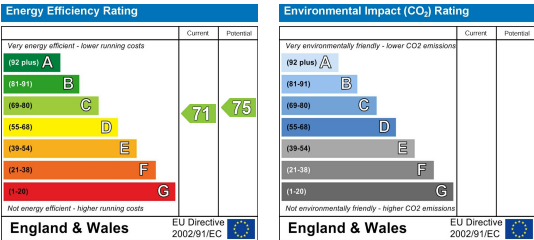
Floor Plan



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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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