



## 204 Alfreton Road, Little Eaton, Derby, DE21 5AB

**No Onward Chain  
£625,000**

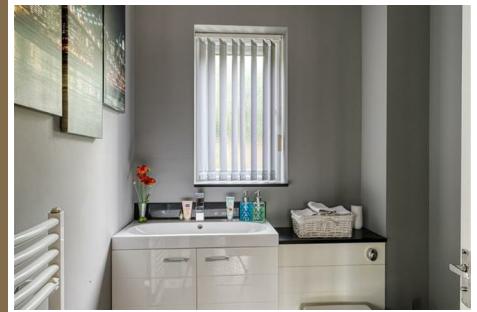


A mature, highly impressive and substantial detached residence featuring four bedrooms, three reception rooms, double garage, gym, outdoor barbecue and entertainment area and garden office building located in the heart of this desirable Ecclesbourne catchment located village.



# 204 Alfreton Road, Little Eaton, Derby, DE21 5AB

**No Onward Chain £625,000**



## DIRECTIONS

Approaching Little Eaton from the city of Derby proceed through the village centre where the property will be found on the right, prior to the junction with Morley Road.

Just a short distance away from the popular public houses and restaurants, cafes, primary school and grocery store in Little Eaton village centre is this highly impressive and substantial detached residence offering plentiful living and sleeping accommodation presented in immaculate order throughout. There are equally balanced external features including plentiful car parking, outdoor barbecue entertainment area, beautifully landscaped gardens, large double garage leading into a fitness/hobby room, garden office building and space for a side extension with now lapsed planning permission for two-storey side extension.

The immaculately presented interior incorporates a high capacity combination gas central heating system and UPVC double glazed windows and briefly comprises, large entrance reception hallway, cloakroom WC, double doors leading into a large family sized lounge, separate dining room, a beautifully appointed kitchen with integrated appliances and breakfast bar, an additional kitchen area with further integrated appliances. The kitchen flows into a stunning sitting room fitted with various windows, sliding patio doors and a log burning stove. To the first floor there are four well-proportioned bedrooms, the principal with fitted wardrobes and recently remodelled en-suite, there is finally the fully remodelled main bathroom.

This remarkable property should be of particular appeal to the growing and maturing family favouring scale and variety of accommodation over large gardens.

Also found in this desirable village location is a popular park with football and cricket clubs, pleasant countryside walks and ease of onward travel via the A38 and A52 both connecting to the M1.

Early completion is a strong possibility for the right buyer wishing to move quickly, as there is no upward chain.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALLWAY

Entering the property through a UPVC double glazed front door with a covered storm porch into a very spacious reception hallway with attractive Karndean flooring, inset floor mat, an attractive staircase leads to the first floor with a useful store cupboard beneath, radiator.

#### CLOAKROOM WC

Generously proportioned being fitted with a low-level WC with concealed cistern and an adjoining wide wash hand basin sat on a vanity unit, Karndean flooring, ample space for coat storage, UPVC double glazed window and radiator.

#### FRONT LOUNGE

17'8" x 13'1" (5.38m x 3.99m)

Accesses from the hallway through twin

opening doors, wooden laminate flooring throughout, fireplace with inset gas fire, inset ceiling speakers and downlighters, media connections, and a deep shelved UPVC double glazed bow window offerings an elevated aspect, radiator.

## DINING ROOM

12'2" x 11' (3.71m x 3.35m)

Presented as a formal dining room but offering further versatile use with sliding UPVC double glazed doors leading into the garden, laminate flooring, inset ceiling downlighters, radiator.

## KITCHEN

11'5" x 9'9" (3.48m x 2.97m)

The kitchen is beautifully appointed with a quality range of wall and base units with matching cupboard and drawer fronts complemented by superb granite work surfaces, matching splashback and feature curved breakfast bar, inset stainless steel sink, AEG recently installed appliances include a double electric oven, microwave, five burner gas hob with an extractor fan over, integrated dishwasher and drinks cooler, plinth lighting,

Karndean flooring, front facing UPVC double glazed window, inset ceiling speakers and downlighters, radiator.

## ADDITIONAL KITCHEN SPACE

7'10" x 5'11" (2.39m x 1.80m)

Having a further range of fitted units, including an integrated fridge, freezer and washing machine and a range of pullout storage units, UPVC double glazed back door and window, Karndean flooring and radiator.

## REAR LOUNGE

17'10" x 12'4" (5.44m x 3.76m)

A superb living area accessed from the kitchen featuring a range of windows and twin sliding doors all allowing for plenty of natural light, a further feature of this attractive room is a log burning stove recessed into a chimney breast with a marble hearth and surround, inset ceiling speakers and downlighters, Karndean flooring, two central heating radiators.

## FIRST FLOOR

### LANDING

A pleasant landing area with built-in cupboard



housing a high-capacity boiler, access to all bedrooms, bathroom and loft.

## BEDROOM ONE

13'6" x 12'3" (4.11m x 3.73m)

A very spacious principal bedroom with a bank of fitted wardrobes with sliding doors, additional built-in wardrobes, front facing UPVC double glazed window, inset ceiling speaker and fan, radiator.

## EN-SUITE

5'10" x 5'2" (1.78m x 1.57m)

Beautifully re-fitted with a modern suite comprising a corner shower cubicle with mains overhead shower and additional shower head, wash hand basin sat on a vanity store unit, low level WC, vinyl flooring, tiling to splash areas, UPVC double glazed window, illuminated mirror, inset ceiling speaker and extractor fan, chrome towel radiator.

## BEDROOM TWO

12' x 10'10" (3.66m x 3.30m)

A spacious second bedroom with ample space for all bedroom furniture, rear facing UPVC double glazed window, radiator.

## BEDROOM THREE

9'8" x 8'5" (2.95m x 2.57m)

A further spacious bedroom with ample space for all bedroom furniture, side UPVC double glazed window, radiator.

## BEDROOM FOUR

12' x 7'9" (3.66m x 2.36m)

An impressively sized fourth bedroom currently fitted with office furniture including a large desk, drawers and cabinets, front facing UPVC double glazed window and radiator.

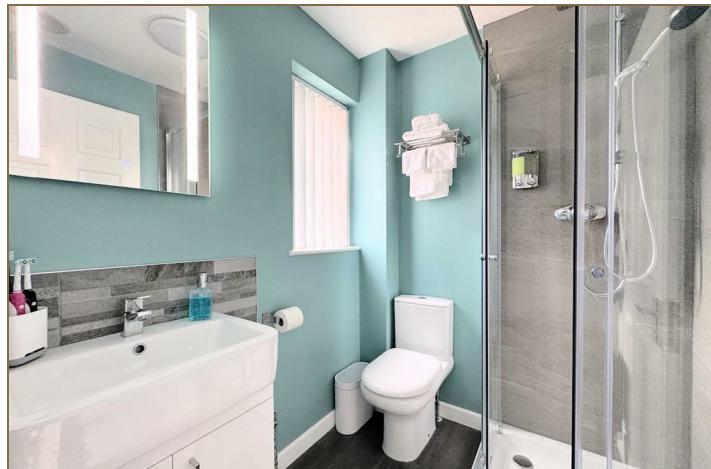
## BATHROOM

7'1" x 6'2" (2.16m x 1.88m)

Beautifully re-fitted with a white three-piece suite comprising a panelled bath with an electric overhead shower and additional shower head, glazed screen, wash hand basin sat on a vanity unit, low level WC, vinyl flooring, tiled to splash areas, UPVC double glazed window, illuminated mirror, extractor fan, chrome towel radiator.

## OUTSIDE

To the front of the property there is a spacious driveway area with EV charger, the driveway continues to the integral double garage. The



front garden is neatly landscaped with paved steps leading to the front door, steps and ramp lead to a side gate. The garden is neatly enclosed by attractive metal railings.

The rear garden is beautifully landscaped and planted with a variety of attractive and colourful shrubs surrounding the outdoor covered barbeque and entertainment area. There is a resin and paved patio area for outside dining.

The garden offers a very high degree of privacy and is focused on outdoor living and entertaining.

### OUTDOOR LIVING AREA

14'10" x 9'7" (4.52m x 2.92m)

Fully equipped with bar, barbeque area, fridge and log burning stove, also with TV connections.

### GARDEN OFFICE

9' x 8'11" (2.74m x 2.72m)

A superb and quality installation with sliding doors, tall picture windows and pitched roof, fully insulated and connected, with electric heating and air conditioning unit.

To the side of the house is a slate chipped area suitable for a trampoline etc, this is also the area where planning permission was previously granted, now lapsed, for a two-storey extension. (Erewash Council ERE/0119/0032)

### GARAGE

17'5" x 16'9" (5.31m x 5.11m)

A large integral double garage with electric roller door suitable for car parking and/or as a workshop with power, light and sink, also with laundry appliance space. Access into:

### FITNESS/HOBBY ROOM

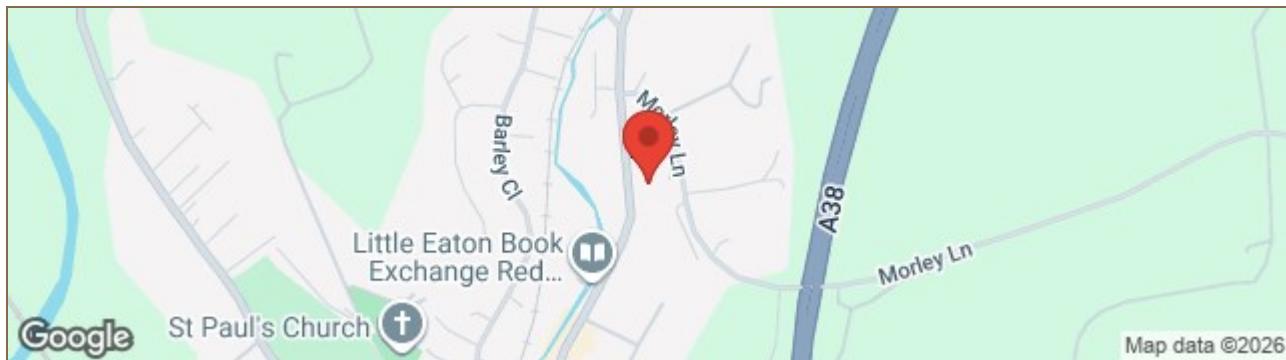
17'2" x 7'6" (5.23m x 2.29m)

The perfect home gym or hobby area having vinyl floor covering, wall cabinets, power and light.

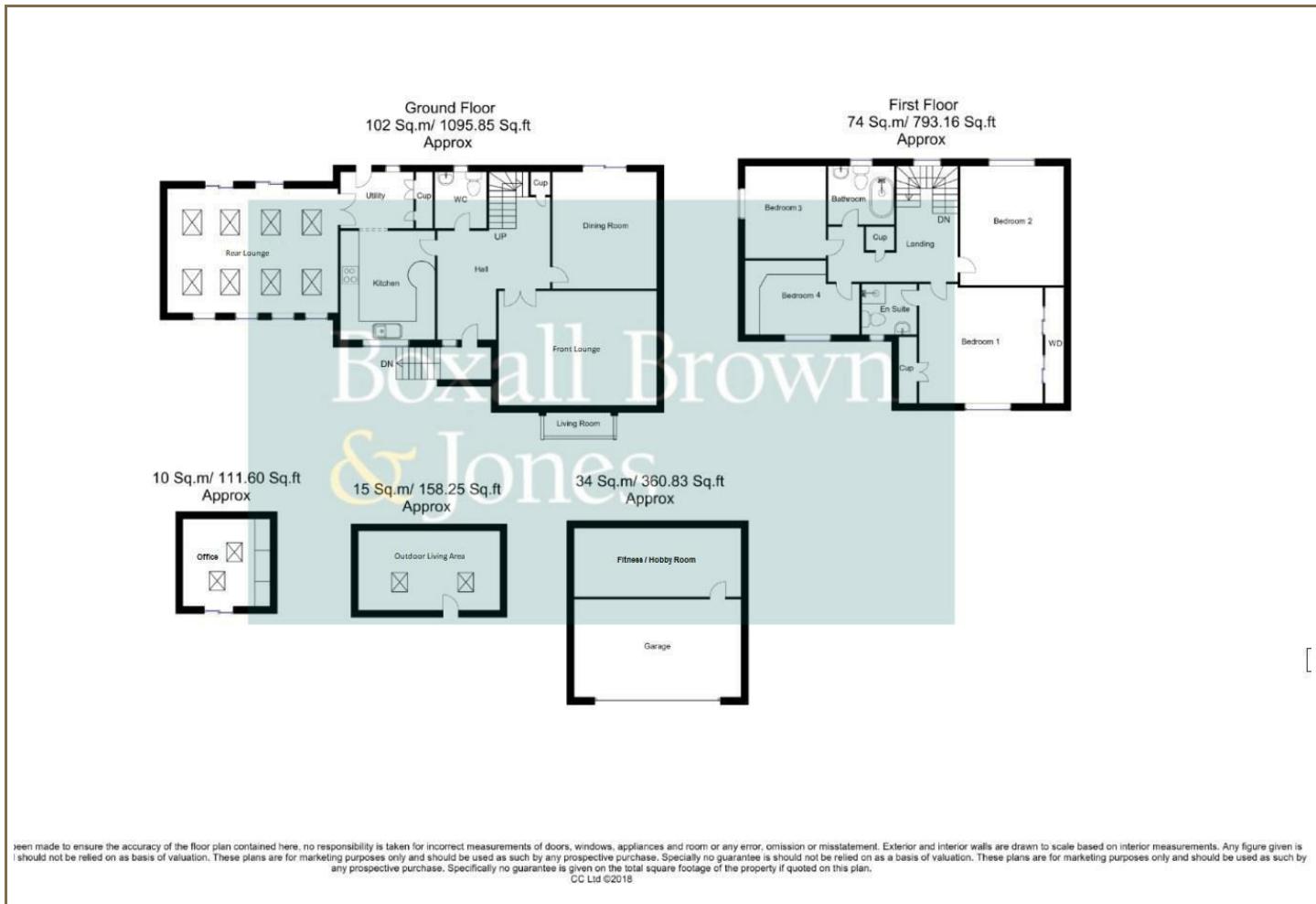
A full appreciation of everything this property has to offer can only be made on physical viewing.



## Road Map



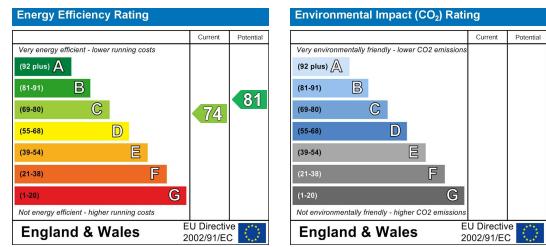
## Floor Plan



## 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 firms 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 off referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

[boxallbrownandjones.co.uk](http://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