

Moor Lane, Little Eaton, Derby

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BIRDS  
+ CO

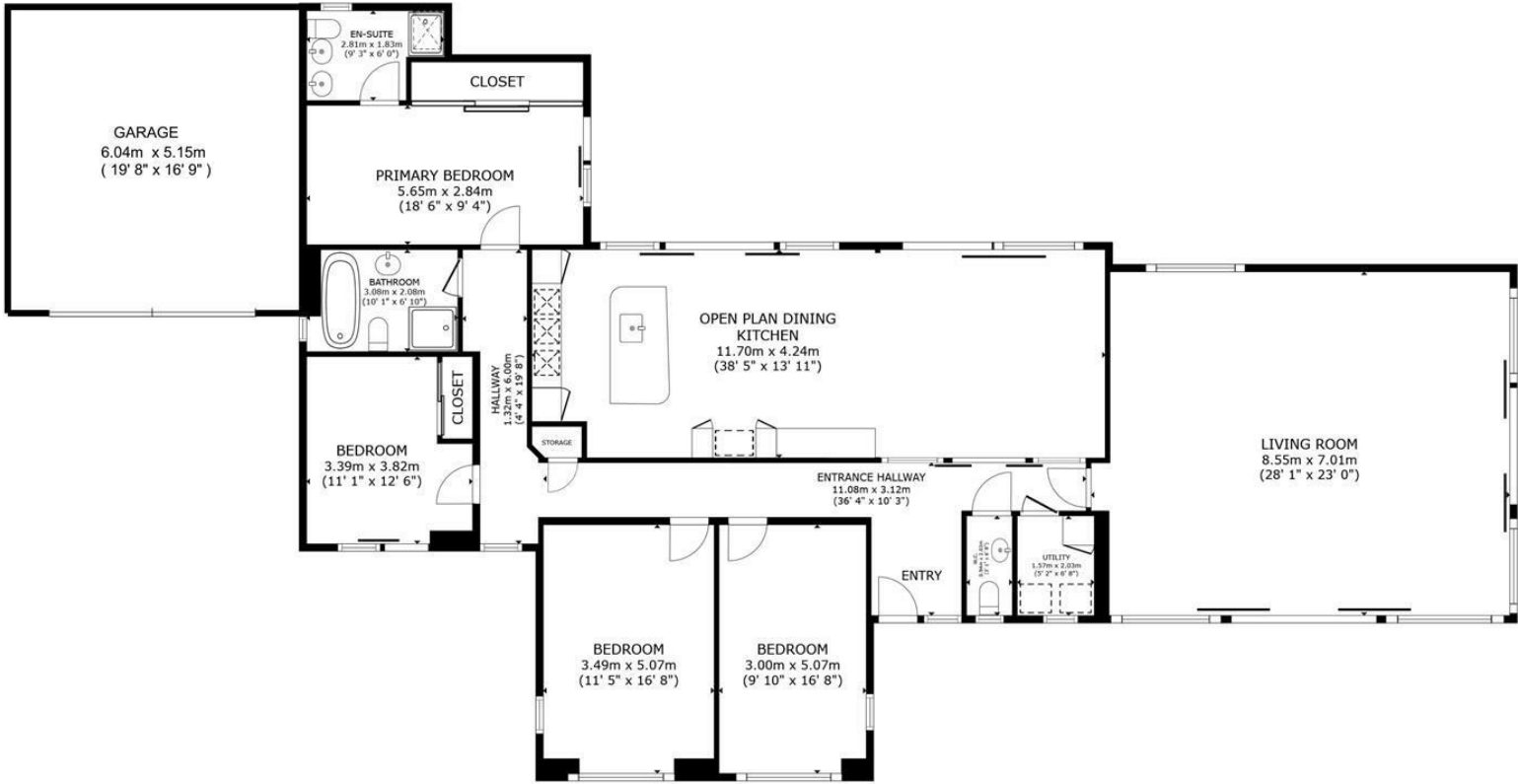


Moor Lane, Derby, DE21 5AU

Price £1,250,000



# Floor Plan



## FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 218.1 m<sup>2</sup> (2,348 sq.ft.)  
GARAGE 36.5m<sup>2</sup> (329 sq.ft.)  
TOTAL 254.6m<sup>2</sup> (2,677 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







SILVER BIRCHES - A unique opportunity to acquire this truly stunning, four double bedroom contemporary styled detached residence. The property occupies this delightful woodland setting on the edge of Little Eaton village and is set in a substantial landscaped garden plot of around 1.3 acres, offering exceptional far reaching views over the Derwent Valley. The property is located within a short walk of the village amenities and delightful walks around Drum Hill and Bluebell Woods. ECCLESBOURNE SCHOOL CATCHMENT AREA.

This 'Grand Designs' style, high specification home has been beautifully extended and comprehensively upgraded to contemporary design and style. The property has the benefit of underfloor heating, beautiful porcelain tiled floors, gas central heating and aluminium double glazed windows and doors.

In brief the accommodation comprises: entrance hallway, contemporary wc, utility room, spacious living room with beautiful vaulted ceiling and wide sliding doors leading to the outdoor seating areas, stunning contemporary dining kitchen with dining island and Neff appliances, four double bedrooms including a primary bedroom suite with contemporary en-suite shower room. There is also a beautifully appointed contemporary four piece bathroom suite.

Outside, the property is approached from a sweeping elevated drive with electric sliding gates which leads to an extensive generous parking area and access to a double garage with remote control electric door. A true feature of this home are the most generous private mature landscaped gardens with generous lawned areas and mature specimen trees. The property offers extensive paved patio seating areas with a bar area and hot tub. There is also a timber framed arctic style BBQ hut and summerhouse.

- Stunning High Specification Contemporary Detached Bungalow
- Beautiful Outdoor Seating Areas with Stunning Views
- Entrance Hallway, WC, Utility Room & Stunning Living Room
- Four Double Bedrooms, En-Suite & Contemporary Four Piece Bathroom
- Superb Arctic Style BBQ Hut & Summerhouse
- Ecclesbourne School Catchment Area
- Beautiful Landscaped Garden Plot of around 1.3 acres
- Superb Open Plan Living Dining Kitchen with Dining Island
- Gated Driveway, Extensive Parking Areas & Double Garage
- No Chain Involved









## LOCALITY & AMENITIES

The property occupies this highly sought after position in on the edge of Little Eaton village, surrounded by beautiful countryside and delightful walks including Bluebell Woods, Drum Hill and access to Duffield, Makeney and Holbrook.

Little Eaton is a convenient and sought after village location situated approximately 5 miles north of Derby City Centre and offers a good range of local shops and amenities to include Co-op store with Post Office, Newsagent, Butcher, Chemist, Public houses, Greek Restaurant and a historic Church. There is also a well regarded local village primary school and the property also falls within the catchment area for the noted Ecclesbourne School.

Local recreational facilities are on St Peter's Park to include football, cricket, tennis courts, green bowls and a children's play area.

Transport links close by include easy access onto the A6, A38, A50 leading to the M1 motorway and there are also regular bus services available.

## THE ACCOMMODATION

### Entrance Hallway

36'4 x 10'3 maximum (11.07m x 3.12m maximum)

Entrance through contemporary panelled entrance door with obscure glazed side panelled window to the front elevation. Fitted with beautiful marble effect porcelain tiled floor, recessed LED downlighters, three wall mounted anthracite column radiators, engineered oak doors giving access through to the downstairs WC, utility room, all four bedrooms and bathroom with open plan access through to the superb living room and beautiful glazed sliding doors giving access through to the superb open plan dining kitchen.

### Contemporary WC

Fitted with a two-piece white suite comprising low level WC, ceramic wash hand basin built into a vanity unit with Monoblock mixer tap, marble effect porcelain tiled floor, tall wall mounted column style radiator, recessed LED downlighters and obscure glazed aluminium anthracite window to the front elevation.

### Open Plan Living Dining Kitchen

38'5 x 13'11 (11.71m x 4.24m)

### Living Dining Area

#### Kitchen Area

Fitted with a range of quality contemporary units with handleless design, Neff integrated combination electric oven, warming drawer, integrated dishwasher, large pan drawer units and recess for stand alone style fridge freezer with built-in cupboard surround. Beautiful dining island with black granite work surface over with undermounted composite sink unit with draining grooves built into the work surface with instant black matt finish hot water tap. Marble effect porcelain tiled floor, anthracite aluminium double glazed sliding patio doors x2 to the rear elevation, tall wall mounted anthracite contemporary radiator, recessed LED downlighters and smoke alarm.

### Utility Room

6'8 x 5'2 (2.03m x 1.57m)

Fitted with base cupboard having square edged Quartz effect work surface over and stainless steel sink drainer unit with mixer tap. Low level appliance space for plumbing an automatic washing machine, tall wall mounted anthracite column radiator, built-in storage cupboard, recessed LED downlighters, extractor fan, beautiful marble effect porcelain tiled floor and aluminium obscure glazed window to the front elevation.

### Beautiful Living Room

28'1 x 23'0 (8.56m x 7.01m)

Beautiful aluminium sliding patio doors offering exceptional far reaching elevated views to the front and side elevations, plus feature tall anthracite double glazed window to the rear elevation. Remote control glass fronted feature fireplace with log effect inset into the wall, TV point, marble porcelain tiled floor, wall mounted grey anthracite column radiator and recessed LED downlighters.

### Primary Bedroom

18'6 x 9'4 (5.64m x 2.84m)

Fitted with mirrored built in slide doored wardrobes, light oak effect flooring, recessed LED downlighters, tall wall mounted contemporary radiator and aluminium double glazed patio doors giving access through to the rear garden.

### Contemporary En-Suite Room

9'3 x 6'0 (2.82m x 1.83m)

Fitted with shower having sliding glazed door, wall mounted rain shower head above with black matt finished fittings, concealed cistern low level WC with black matt finish push button flush, dual black ceramic wash hand basins built into a vanity unit with double opening drawers below and marble shelf. Tall wall mounted cupboards, recessed LED downlighters, wall mounted black matt finished contemporary radiator, Velux double glazed windows to the rear elevation and obscure glazed aluminium double glazed window to the rear elevation.

### Bedroom Two

16'8 x 11'5 (5.08m x 3.48m)

Fitted with light oak effect flooring, mirrored slide doored contemporary wardrobe, recessed LED downlighters, wall mounted anthracite column radiator and aluminium double glazed full height windows to the front and side elevations.

### Bedroom Three

16'8 x 9'10 (5.08m x 3.00m)

Fitted with light oak effect laminate flooring, tall wall mounted anthracite column radiator, two maple effect built-in double wardrobes and tall feature aluminium double glazed windows to the front and side elevations.

### Bedroom Four/Study

12'6 11'1 (3.81m 3.38m)

Fitted with grey oak effect laminate flooring, mirrored slide doored wardrobes, recessed LED downlighters and aluminium double glazed sliding patio doors giving access through to the front of the property.

### Contemporary Bathroom

10'1 x 6'10 (3.07m x 2.08m)

Fitted with a four-piece white suite comprising concealed cistern low WC with Duravit chrome push button flush, back-to-wall free standing bath with chrome wall mounted Monobloc mixer tap, white ceramic bowl wash hand basin standing on a vanity unit with marble top and double drawer unit below with chrome waterfall style mixer tap. Shower cubicle with wall mounted chrome mains fed shower unit, shower attachment and rain shower head above. Tall wall mounted column radiator, wall mounted LED backlit mirror, Travertine effect tiled floor, porcelain effect tiling to the walls, extractor fan, recessed LED downlighters and aluminium obscure glazed window to the side elevation.

### Measured by Matterport

The room measurements, floor areas and floor plans have been created using Matterport. The room measurements and sizes are approximate and the actual sizes may vary.

## OUTSIDE

### Gated Driveway & Extensive Parking Area

The property is accessed through a remote control sliding metal gateway, this leads to a sweeping tarmacadam driveway and extensive parking area and also gives access to the double garage.

### Double Garage

19'8 x 16'9 (5.99m x 5.11m)

Electric remote control door. The garage has power and light, window and personal access door to the rear.

### Beautiful Landscaped Gardens

This property offers truly stunning landscaped gardens with generous lawned areas, specimen trees and shrubs. There are extensive porcelain paved patio areas to the front and rear of the property. The front patio area offers a bar area, safety glass balustrade and exceptional elevated views that really have to be viewed to be fully appreciated. There is a beautiful rear patio area with feature koi pond with waterfall and extensive rockery style garden built into the bank.

### Arotic Cabin BBQ Hut

14'7 x 14'7 (4.45m x 4.45m)

Beautiful timber framed cabin with built in barbecue, power and light.

### Summerhouse with Decked Seating Area

10'2 x 9'8 (3.10m x 2.95m)

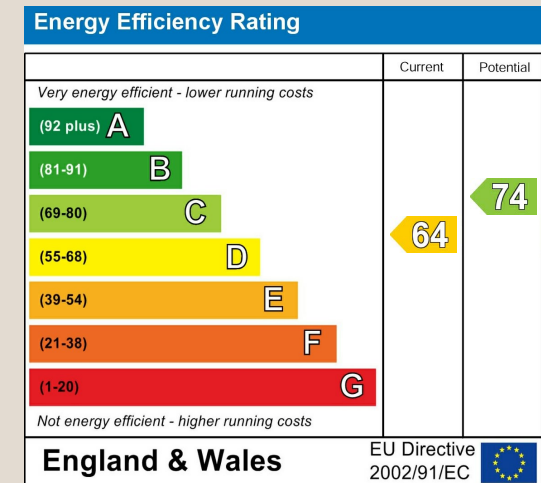
Timber framed summerhouse with inset aluminium double glazed sliding patio doors and side windows.

### Council Tax Band - G

Erewash Borough Council



## Energy Performance Graph



## Viewing

Please contact our Derby Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

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