



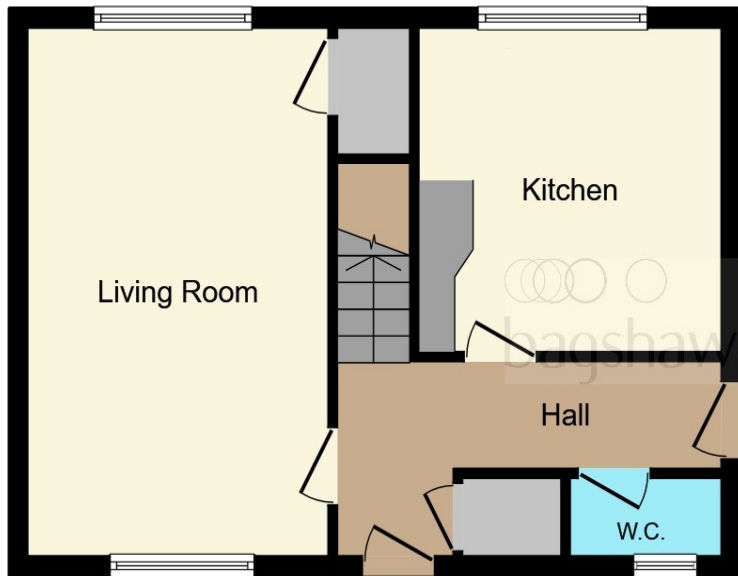
**Crab Tree Hill, Little Eaton Derby DE21 5DL**

**welcome to**

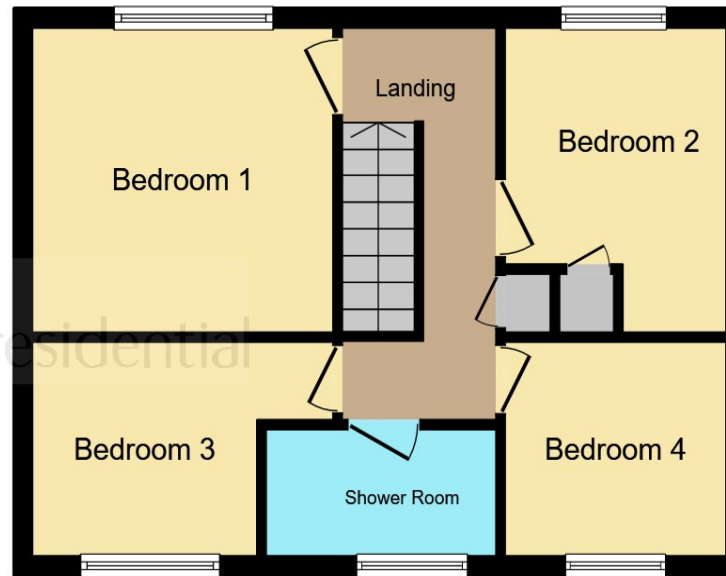
## **Crab Tree Hill, Little Eaton Derby**

Situated on the sought-after Crab Tree Hill in Derby, this spacious four-bedroom detached home offers generous living space and a well-maintained interior. Featuring a large rear garden, garage, modern kitchen, dual-aspect living room, and four well-sized bedrooms.





**Ground Floor**



**First Floor**

### **Living Room**

18' 1" MAX x 10' 6" MAX ( 5.51m MAX x 3.20m MAX )

### **Kitchen**

10' 9" MAX x 10' 3" MAX ( 3.28m MAX x 3.12m MAX )

### **Bedroom 1**

10' 9" MAX x 10' 4" MAX ( 3.28m MAX x 3.15m MAX )

### **Bedroom 2**

10' 3" MAX x 7' 9" MAX ( 3.12m MAX x 2.36m MAX )

### **Bedroom 3**

10' 9" MAX x 7' 4" MAX ( 3.28m MAX x 2.24m MAX )

### **Bedroom 4**

8' MAX x 7' 2" MAX ( 2.44m MAX x 2.18m MAX )

### **Shower Room**

8' 3" MAX x 4' 7" MAX ( 2.51m MAX x 1.40m MAX )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## **Crab Tree Hill, Little Eaton Derby**

- Four-bedroom detached family home
- Spacious dual-aspect living room
- Modern kitchen with garden views
- Downstairs W.C. and front storage area
- Two double and two single bedrooms

Tenure: Freehold EPC Rating: Awaited

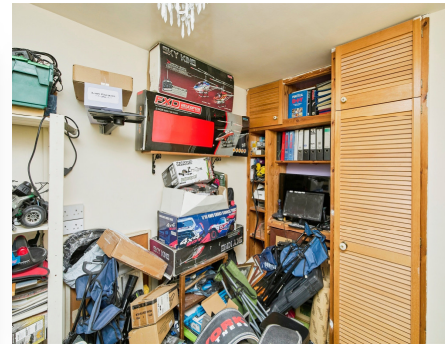
**£290,000**

Located on the desirable Crab Tree Hill in Derby, this spacious four-bedroom detached home is perfect for families seeking comfort and convenience. The property is in overall good condition, offering a welcoming layout with plenty of natural light and a generous amount of living space.

Upon entering, you are greeted by a useful front storage area and a downstairs W.C. The modern kitchen is positioned at the rear, providing a bright and functional space with views over the garden. The dual-aspect living room spans from the front to the rear, creating a versatile and inviting area for relaxation or entertaining.

Upstairs, the home boasts four well-proportioned bedrooms. Two single bedrooms are positioned at the front, along with a family bathroom. The two double bedrooms are situated at the rear, benefiting from peaceful garden views.

Externally, the property offers a large rear garden, ideal for outdoor activities and entertaining, along with a detached garage providing additional storage or parking space. With a spacious and practical layout, this well-maintained home presents a fantastic opportunity for families looking to settle in a popular and well-connected area.



Please note the marker reflects the postcode not the actual property

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