



The Leys, Little Eaton, Derby, DE21 5AR
£385,000
Freehold



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ECCLESBOURNE SCHOOL CATCHMENT Sought after four bed house on a quiet road in the desirable village of Little Eaton. The property briefly comprises of entrance hallway giving access to stairs, living room, taking you through to open plan kitchen/dining room with utility off and providing access to downstairs WC and garage. To the first floor are four bedrooms with ensuite to master and family bathroom. Externally, you will find an enclosed south facing garden to the rear and double driveway to the front. The property benefits from gas central heating and upvc double glazing throughout.

Little Eaton offers a quiet village setting with delightful amenities such as a Co-Op, numerous pubs, butchers and Chemist with public transport linking you to the City Centre. The location is perfect for an active lifestyle with local football, cricket, tennis, gym and green bowls facilities. Picturesque countryside provides great footpaths to nearby villages such as Duffield, Belper and Holbrook.



ENTRANCE HALL

Vinyl laminate flooring and gas central heated radiator. Provides access to stairs to first floor and living room. Fitted shelves for shoe storage and space to hang coats.

LIVING ROOM

12' 1" x 14' 9" (3.686m x 4.518m) Carpet to floor, gas central heated radiator and upvc double glazed window to front elevation. Light and spacious room including feature fireplace with log burner.

KITCHEN/DINER

15' 6" x 17' 9" (4.732m x 5.412m) (at largest) This extended room is the heart of the home and connects the garden with the house through the windows and patio doors. With patio doors and windows the room is flooded with light and makes it the perfect hub for hosting.

Tiled flooring and gas central heated radiator. The kitchen comprises a range of wall and base units with worktop and sink. There is integrated dishwasher, microwave, electric oven and gas hob with extractor above. Space for large American fridge/freezer.

LARGE UTILITY ROOM

8' 11" x 9' 9" (2.738m x 2.985m) Tiles to floor, gas central heated radiator and upvc window and door to rear garden. Range of wall and base units with worktop and sink. Space for two under counter appliances.

DOWNSTAIRS WC

2' 4" x 6' 3" (0.716m x 1.925m) Tiled flooring, gas central heated radiator and frosted upvc window to side elevation. Two piece suite comprising of low level wc and wash hand basin.

GARAGE/ADDITIONAL RECEPTION ROOM

18' 0" x 9' 9" (5.506m x 2.976m) Garage is accessible via roller front door or from utility room. It has lighting and sockets and has been built for an easy conversion to additional reception room if desired.

STAIRS AND LANDING

Carpet to floor and access to four bedrooms, family bathroom and loft.

BEDROOM 1

14' 3" x 9' 8" (4.349m x 2.957m) Carpet to floor, gas central heated radiator and upvc double glazed window to front elevation. Fitted wardrobe.

ENSUITE

3' 9" x 9' 1" (1.144m x 2.772m) Tiles to floor, gas central heated towel rail, and upvc frosted window to rear elevation. Tiled walls with three piece suite comprising of enclosed shower cubicle with rainfall shower head, wash hand basin and low level wc.

BEDROOM 2

9' 3" x 11' 6" (2.832m x 3.521m) Carpet to floor, gas central heated radiator and upvc double glazed window to front elevation.

BEDROOM 3

11' 3" x 9' 7" (3.436m x 2.936m) Carpet to floor, gas central heated radiator and upvc double glazed window to rear elevation.

BEDROOM 4

7' 10" x 7' 11" (2.406m x 2.437m) Carpet to floor, gas central heated radiator and upvc double glazed window to rear elevation.

BATHROOM

5' 8" x 5' 11" (1.732m x 1.810m) Tiles to floor, gas central heated towel rail and upvc double glazed frosted window to front elevation. Tiled walls with three piece suite comprising of panelled bath with shower over, wash hand basin and low level wc.

OUTSIDE

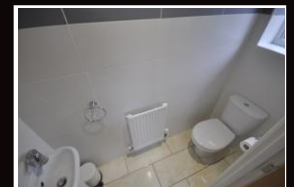
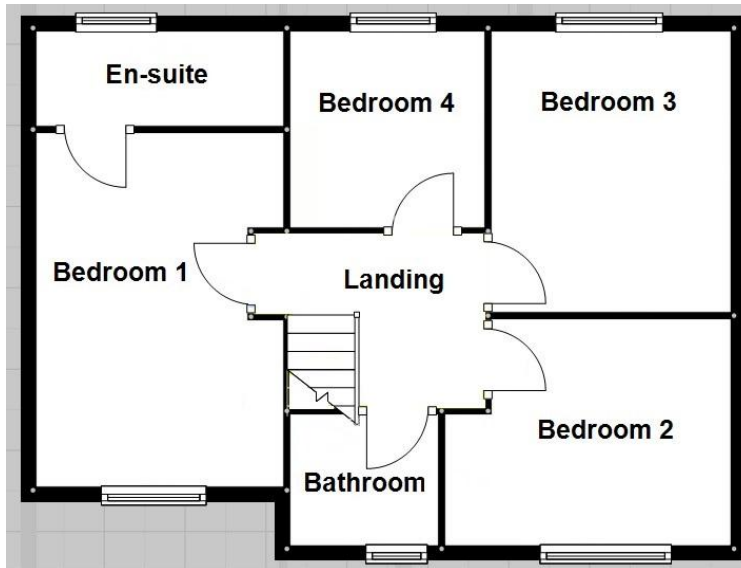
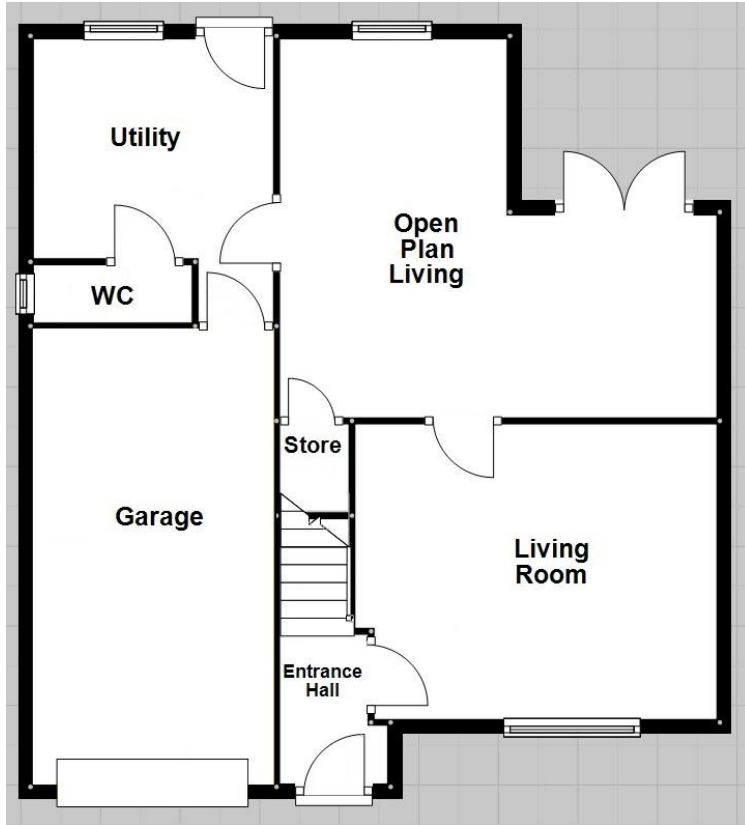
To the front of the property is a driveway that comfortably fits two large cars. The south facing garden features a laid patio that flows through from the patio doors. It is fully enclosed with large lawn and has external access through side gate.

DISCLAIMER

Council tax band B.

Whilst every attempt has been made to ensure the accuracy of the details of floor plan, measurements, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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