



The Leys | Little Eaton | Derby | DE21 5AR

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.

Price £385,000

- Extended to side and rear
- Downstairs WC and utility room
- Double driveway and south facing garden
- Garage with scope to turn into reception room
- Kitchen/diner
- Ensuite to master bedroom