



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

**£599,950**



'The Limes' is an elegant detached period property built in 1886, situated in the heart of Little Eaton, a sought after village within the Ecclesbourne School Catchment area. The four double bedroom character property has a detached two storey outbuilding, ample car parking and well stocked south facing gardens. Viewing is strongly recommended.



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The impressive detached family home offers generously proportioned four bedroom accommodation over three storeys. Having a wealth of character and charm and a welcoming entrance porch and reception hallway with many original and period features, sitting room, dining room, family room, fitted kitchen, conservatory, rear porch, guest WC and cellar. An elegant staircase climbs to the first floor landing with a family bathroom, two generous double bedrooms (one with ensuite shower and separate WC). Stairs climb to the second floor, where there are two further double bedrooms and a WC.

Benefitting from gas central heating and UPVC double glazed windows and doors.

Located centrally within the village, the property sits in a generous walled garden, enjoying a southerly aspect, well stocked with mature trees, shrubs and flowering plants. A generous driveway provides off road parking and turning space, three brick outhouses, garage/workshop with a first floor studio and pig sty.

Little Eaton is a sought after village with excellent local amenities ie primary school, local shops and recreational ground. Situated just ten minutes from the city centre, close to major road links ie A38, M1 and A6, which provides access to the stunning Peak District.

## ACCOMMODATION

A stylish half glazed composite door allows access:

## ENTRANCE PORCH

Having tiled flooring, UPVC double glazed window to side, access to the garden room and an impressive original entrance door with stained glass leaded fanlight above.

## RECEPTION HALLWAY

There is matching tiled flooring, original deep skirting boards and architraves, coving to the high ceiling, radiator, wall lighting, period plaster archway and an elegant staircase climbs to the first floor.

## SITTING ROOM

14'6 x 12'11 (4.42m x 3.94m)

A spacious room with high ceilings, original deep skirting boards, architraves, ceiling rose, coving and picture rail, two radiators, wall lighting and a brick built fireplace housing a gas stove. Having dual aspect UPVC sash style windows to the front and side and the original stripped panelled door.

## DINING ROOM

14'11 x 12'11 (4.55m x 3.94m)

An elegant room positioned to the front of the property having original deep skirting boards, architraves, coving and plaster rose to high ceiling, picture rail, two radiators and dual aspect sash style double glazed windows to the side and box bay window to the front. A brick built fireplace houses a living flame gas fire and there is a original stripped panelled door.

## GARDEN ROOM

12'1 x 8'1 (3.68m x 2.46m )

Overlooking the gardens, constructed with full

height UPVC double glazed windows and sliding patio door, radiator, light and power.

### **FAMILY ROOM**

12'10 x 12'10 (3.91m x 3.91m)

A cosy room with original deep skirting boards, architraves, coving to the tall ceiling, in -built crockery cupboard, UPVC double glazed window to side, radiator and UPVC French doors open into :

### **CONSERVATORY**

9'8 x 7'10 (2.95m x 2.39m)

A naturally light space constructed with a brick base, UPVC double glazed windows and patio doors with a glazed roof, fitted with bespoke blinds, tiled flooring and radiator.

### **FITTED KITCHEN**

11'5 x 8'10 (3.48m x 2.69m)

Appointed with a range of oak base cupboards, drawers, eye level units and glazed display cabinets with rolled top work surface over incorporating an acrylic sink drainer with mixer taps, upstand and splash back tiling. Integrated appliances include a n electric cooker with induction hob and extractor hood. There is tile

flooring, radiator, in built wine rack, UPVC double glazed window to the rear and an archway opens into :

### **UTILITY ROOM**

7'11 x 7'7 (2.41m x 2.31m )

Fitted with matching wall and base cupboards, with work surface, built-in combination microwave oven, plumbing for automatic washing machine, tiled flooring, radiator and twin double glazed windows.

### **REAR PORCH/ BOOT ROOM**

A half glazed composite entrance door allows access, in-built base cupboard with wash hand bowl and matching tiled flooring.

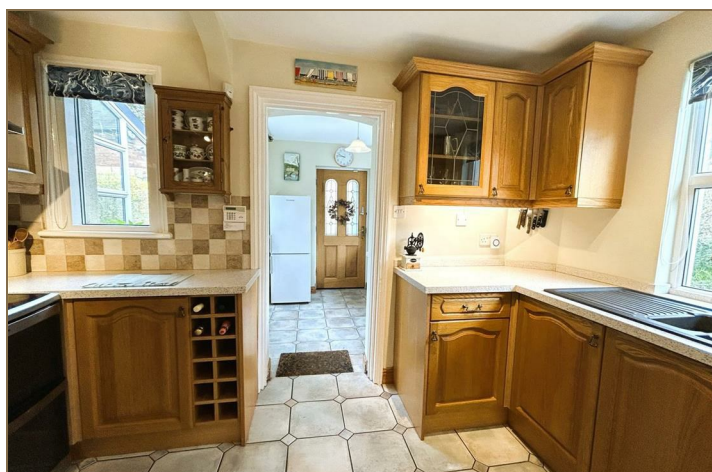
### **GUEST WC**

Having a low flush WC, corner wash hand basin, extractor fan, chrome towel/radiator and internal stripped panelled door provides access to the :

### **CELLAR**

A useful cold storage space with original stone thralls, gas metre, electrical consumer unit, power and lighting.

### **TO THE FIRST FLOOR**



## LANDING

With original deep skirting boards and architraves and a UPVC leaded light feature double glazed window floods the hallway with natural light.

## BEDROOM ONE

There is an original cast iron period fireplace, fitted double wardrobe, deep skirting boards and architraves, high ceiling and UPVC double glazed sash window to the front elevation.

## ENSUITE SHOWER ROOM

With a fitted shower enclosure with an electric shower, wall mounted wash hand basin, wall and floor tiling inset, spotlights, extractor fan, towel radiator and double glazed window to the rear. Separate WC with a low flush WC.

## BEDROOM TWO

Fitted with a range of furniture including wardrobes, drawers and dressing table with mirror. There is a vanity wash hand basin with useful storage beneath, original deep skirting boards, architraves, radiator and high ceiling highlighted by the tall UPVC double glazed sash window to side and front elevations.

## FAMILY BATHROOM

12'11 x 12'10 (3.94m x 3.91m)

A generous room appointed with a four piece suite comprising a 'P' shaped panelled bath with chrome mixer tap with shower attachment and curved shower screen, Victorian style pedestal wash hand basin, low flush WC and a double shower enclosure with a chrome thermostatic shower. There is period deep skirting boards, architraves, complementary tile splash back, mirror cabinet, two radiators, heated towel radiator, UPVC double glazed sash window to the rear and a built-in airing cupboard providing linen storage.

## TO THE SECOND FLOOR

Originally the maids quarters.

## GALLERY LANDING

With decorative balustrade and double glazed skylight window.

## BEDROOM THREE

14' x 12'7 (4.27m x 3.84m )

Having a wall mounted electric radiator, twin double glazed windows to side, original deep skirting boards and internal stripped panel door.



## BEDROOM FOUR

12'9 x 9'2 (3.89m x 2.79m )

Having exposed feature beams to ceiling, feature double glazed arched window to front elevation, electric radiator, original deep skirting boards, architraves, high ceiling and stripped pine panelled door.

## WC

With low flush WC, washbasin, double glazed Velux style window and internal stripped panelled door.

## OUTSIDE

To the front of the property is a mature well stocked fore garden with a central driveway and gravelled hard standing and turning space. The gardens sit behind a brick wall and are well stocked with established trees shrubs and flowering plants. There are wrought iron railings and a double gate allowing vehicle access to the rear with further car parking and driveway leading to garage and workshop.

## GARAGE

13'10 x 9'1 (4.22m x 2.77m)

A two storey brick building was originally the

coach house, stable and hay barn, currently used as a workshop/ store 13'6 x 8'2 and first floor studio 18' x 14' currently used for storage, with light and power.

## GARDEN

The south facing gardens have well stocked flower beds to the borders, paved seating area and the original brick built pig sty, which is a potting shed with enclosed kennels. There is a breeze house, ideal for entertaining, mature trees and shrubs and a brick built boundary wall with three outhouses - one being a store, coalhouse and the gardeners WC. The garden has been split into different areas with outside lighting, power points and taps, greenhouse, raised beds and fruit trees.

## OUTHOUSES

One being a store, coalhouse and the gardeners WC.



Road Map



Hybrid Map



Terrain Map



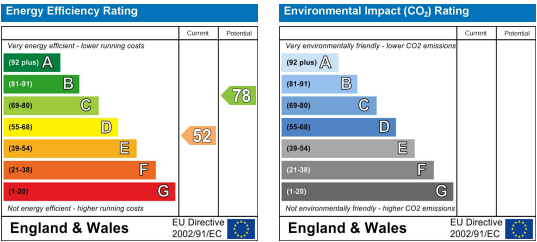
Floor Plan



Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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

Oxford House, Stanier Way  
Wyvern Business Park, Derby, DE21 6BF  
01332 383838  
[sales@boxallbrownandjones.co.uk](mailto:sales@boxallbrownandjones.co.uk)

The Studio, Queen Street  
Belper DE56 1NR  
01773 880788  
[belper@boxallbrownandjones.co.uk](mailto:belper@boxallbrownandjones.co.uk)