



## 4 Bed House - Detached

27 Morley Lane, Little Eaton, Derby DE21 5AH  
Offers Around £595,000 Freehold



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- Family Detached Home
- Ecclesbourne School Catchment Area
- Far Reaching Views
- Lounge & Office
- Snug & Conservatory
- Living Kitchen/Dining Room
- Four Bedrooms
- Family Bathroom & Shower Room
- Large Mature Garden
- Driveway & Garage

ECCLESBOURNE SCHOOL CATCHMENT AREA – A most spacious family detached home set in large private gardens located on the edge of this popular village with pleasant views – NO CHAIN INVOLVED.

It is set well back from the highly sought after Morley Lane in a slightly elevated and prominent position by a long driveway of just two homes.

The property does offer excellent potential to be extended if desired subject to planning permission.

#### **The Location**

Little Eaton is a very popular village location situated five miles north of Derby City centre and offers a good range of local amenities to include Co-Op Store, newsagent/cafe, butcher, chemist, public houses, historic church and regular bus services. Little Eaton is well known for its Village Primary School and is within the noted Ecclesbourne Secondary School catchment area.

Local recreational facilities are on St Peter's Park to include football, cricket, tennis courts, green bowls, children's playground and leisure pavilion. Drum Hill and Bluebell Woods provide delightful scenery and walks. Easy access on to the A6, A38, A50 leading to the M1 motorway.

#### **Ground Floor**

##### **Entrance Hall**

With panelled entrance door, radiator, stairway with eleven steps leading to the hallway, window and panelled door giving access to the study.

##### **Office**

9'6" x 8'0" (2.90 x 2.45)

With radiator, two windows and integral door giving access to the garage.

##### **Hallway**

With access to roof space, spotlights to ceiling, open archway, two radiators and three windows with aspect to the front.

### Lounge

15'11" x 13'1" (4.87 x 3.99)

With inset Living Flame gas fire and raised quarry tiled hearth, two radiators and three windows.



### Snug

11'11" x 10'11" (3.65 x 3.33)

With open archway leading into the lounge, radiator, window, arched display alcove with fitted shelving and fitted cupboard beneath and open archway leading into the living kitchen/dining room.



### Living Kitchen/Dining Room

22'4" x 9'1" (6.81 x 2.79)

With inset stainless steel sink unit with mixer tap, base units with drawer and cupboard fronts, wall and base fitted units with attractive matching worktops, built-in AEG ceramic hob with extractor hood over, built-in AEG microwave, built-in AEG electric fan assisted oven with warming plate beneath, integrated washing machine, integrated fridge and integrated Bosch dishwasher. Tiled flooring with under-floor heating, two windows, stable door giving access to the delightful, large, private garden, double glazed French doors opening onto beautiful patio/terrace area, radiator, spotlights to ceiling and glazed door.



### Conservatory

12'4" x 12'4" (3.78 x 3.76)

With tiled flooring, radiator, power, lighting, ceiling fan with light, fitted blinds, double glazed windows and double glazed door opening onto the large, private, mature gardens.



### Bedroom One

16'5" x 10'1" (5.02 x 3.08)

With a comprehensive range of fitted wardrobes providing good storage with matching chest of drawers and bedside cabinets, coving to ceiling, radiator, two windows and internal panelled door.



### Bedroom Two

10'0" x 9'0" (3.07 x 2.75)

With built-in fitted wardrobes, radiator, coving to ceiling, window and internal panelled door.



### Bedroom Three

10'3" x 9'11" (3.14 x 3.04)

With fitted wardrobes, radiator, window and internal panelled door.



### Bedroom Four

8'1" x 6'9" (2.47 x 2.06)

With radiator, coving to ceiling, window and internal panelled door.



## Bathroom

11'3" x 6'2" (3.44 x 1.88)

In white with bath with chrome fittings, fitted wash basin with chrome fittings, low level WC, attractive travertine limestone tiled splash-backs with matching travertine limestone tiled flooring, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, obscure window and internal panelled door.



## Shower Room

6'7" x 3'6" (2.03 x 1.07)

With separate shower cubicle with chrome shower, fitted wash basin, low level WC, fully tiled walls with matching tiled flooring, heated chrome towel rail/radiator, obscure window and internal panelled door.

## Gardens

Being of a major asset to the sale of this particular property is its magnificent, private, large mature gardens and grounds.



## Driveway

A driveway provides car standing spaces for several cars.

## Garage


16'1" x 8'0" (4.92 x 2.45)

With concrete flooring, power, lighting, Worcester combination boiler and up and over front door.






## Energy Efficiency Rating

|  | Current   | Potential |
|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> |   |           |
| (92 plus) <b>A</b>                                 |   |           |
| (81-91) <b>B</b>                                   |   |           |
| (69-80) <b>C</b>                                   |   |           |
| (55-68) <b>D</b>                                   |   |           |
| (39-54) <b>E</b>                                   |   |           |
| (21-38) <b>F</b>                                   |   |           |
| (1-20) <b>G</b>                                    |   |           |
| <i>Not energy efficient - higher running costs</i> |   |           |
|  | <b>60</b>   | <b>78</b> |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC  |           |

## Environmental Impact (CO<sub>2</sub>) Rating

|  | Current   | Potential |
|--|---|-----------|
| <i>Very environmentally friendly - lower CO2 emissions</i> |   |           |
| (92 plus) <b>A</b>   |   |           |
| (81-91) <b>B</b>   |   |           |
| (69-80) <b>C</b>   |   |           |
| (55-68) <b>D</b>   |   |           |
| (39-54) <b>E</b>   |   |           |
| (21-38) <b>F</b>   |   |           |
| (1-20) <b>G</b>  |   |           |
| <i>Not environmentally friendly - higher CO2 emissions</i> |   |           |
|  |   |           |
| <b>England &amp; Wales</b>                                 | EU Directive 2002/91/EC  |           |

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