



## 4 Bed House - Detached

5 Highfield Road, Little Eaton, Derby DE21 5AG

Offers Around £435,000 Freehold



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**Fletcher  
& Company**

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- Spacious Family Detached Home
- Ecclesbourne School Catchment Area
- Spacious Lounge/Living Area
- Living Kitchen/Dinning with Snug
- Four Bedrooms
- En-suite & Family Bathroom
- Generous Garden with Sun Decking
- Driveway & Garage
- Cul-de-Sac Location
- Three-Story Accommodation

ECCLESBOURNE SCHOOL CATCHMENT AREA – Spacious four bedroom, en-suite detached property having been thoughtfully extended to provide ideal living accommodation for the family, located in the centre of the popular village of Little Eaton.

#### The Location

Little Eaton is situated approximately five miles north of Derby city centre and offers a good range of local amenities to include Co-op Stores, newsagent, butcher, chemist and public houses. It is well known for its reputable village primary school and is within the noted Ecclesbourne School Catchment area. Regular bus services operate along Alfreton Road to Derby city centre. Local recreational facilities are at St Peter's Park to include football, cricket, tennis courts, bowling green, children's playground and recently constructed and noted pavilion. Furthermore Bluebell Woods and Drum Hill provide some delightful scenery and pleasant walks. The nearby A38 provides fast access onto the A50 and M1 motorway.

#### Accommodation

##### GROUND FLOOR

##### Porch

With double opening double glazed entrance door and half glazed internal door opening into entrance hall.

##### Entrance Hall

With radiator, high ceilings, coving to ceiling, spotlights to ceiling, staircase leading to lower level, staircase leading to first floor and open archway leading into spacious lounge.

##### Cloakroom

7'3" x 2'5" (2.23 x 0.76)

With low level WC, washbasin, extractor fan and coving to ceiling.

### Living Lounge

16'9" x 15'5" (5.12 x 4.71)

With fireplace with surrounds with electric fire and hearth, high ceilings, oak effect flooring, radiator, large double glazed window to rear with aspect over rear garden and far-reaching views towards fields and beyond.



### Office/Bedroom Four

13'2" x 7'6" (4.02 x 2.29)

With deep skirting boards and architraves, high ceilings, coving to ceiling, radiator, double glazed window to rear and double glazed sash style window to front.



## LOWER LEVEL

### Living Kitchen/Dining Room

29'4" x 13'5" x 10'0" (8.95 x 4.10 x 3.05 )

#### Dining Area

With tiled flooring with underfloor heating, deep skirting boards and architraves, high ceilings, coving to ceiling, open space leading to kitchen area and double glazed sliding patio doors opening onto large raised decking area and rear garden.

#### Kitchen Area

With inset stainless steel sink unit with mixer tap, base units with drawer and cupboard fronts, tiled splash-backs, wall and base fitted units with attractive matching granite worktops, Rangemaster Toledo Range style cooker with Rangemaster extractor hood over, integrated fridge/freezer, integrated dishwasher, continuation of the granite worktops forming a useful breakfast bar area, matching tiled flooring with underfloor heating, spotlights to ceiling, concealed worktop lights and open space leading into dining area.



#### Sun Decking Area

18'7" x 18'1" (5.68 x 5.52)

This is a large area providing ideal space for sitting out and entertaining with steps leading down to the enclosed garden.

### Snug

12'0" x 6'0" (3.67 x 1.84 )

With wood flooring, deep skirting boards and architraves, high ceilings, radiator, double glazed window to rear, open archway and glazed door giving access to living kitchen/dining room.



### Utility/Laundry

7'4" x 5'8" (2.24 x 1.74 )

With plumbing for automatic washing machine, boiler, wall cupboards, radiator and double glazed window.

### Cloakroom

With low level WC and double glazed obscure window.

### Coats Area/Rear Entrance Hall

With half glazed door giving access to the rear of the property and garden.

## FIRST FLOOR

### Landing

With built-in cupboard housing the hot water cylinder and double glazed window.

### Master Bedroom

13'1" x 11'1" (4.01 x 3.40)

With deep skirting boards and architraves, high ceilings, radiator and two double glazed sash style windows to front.



### En-suite

10'3" x 4'3" (3.13 x 1.31)

With separate shower cubicle with electric shower, pedestal wash handbasin, low level WC, tiled splash-backs, extractor fan, heated chrome towel rail/radiator and double glazed sash style window.



### Bedroom Two

15'5" x 8'9" (4.72 x 2.68)

With deep skirting boards and architraves, high ceilings, radiator, walk-in store with shelving and double glazed window to rear with far-reaching views.



### Bedroom Three

12'1" x 7'8" (3.69 x 2.36)

With radiator, coving to ceiling and double glazed window to rear with far-reaching views.



### Family Bathroom

10'2" x 8'6" (3.10 x 2.60)

With bath, pedestal wash handbasin, low level WC, separate corner shower cubicle with electric shower, tiled splash-backs, tiled effect flooring, high ceilings, heated chrome towel rail/radiator, coving to ceiling and double glazed obscure window.



### Private Garden

To the rear of the property is a generous sized enclosed garden enjoying a warm sunny aspect. The garden is laid to lawn with a varied selection of shrubs, plants and trees. The garden is complemented by a large raised decking area providing a pleasant sitting out and entertaining space. Useful store and side access.



### Driveway

A driveway provides car standing spaces for two cars.

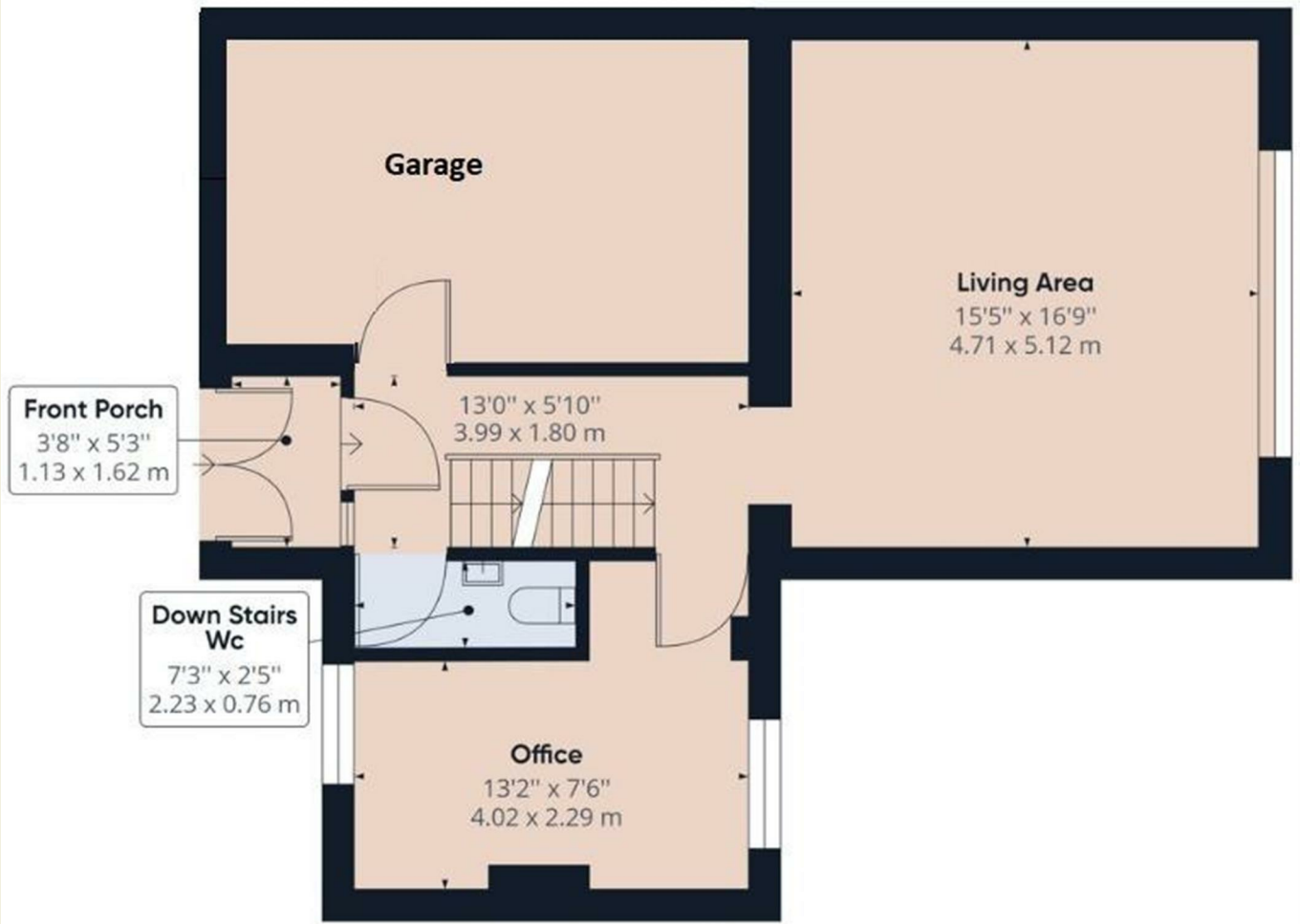
### Integral Garage

18'0" x 11'5" (5.50 x 3.50 )

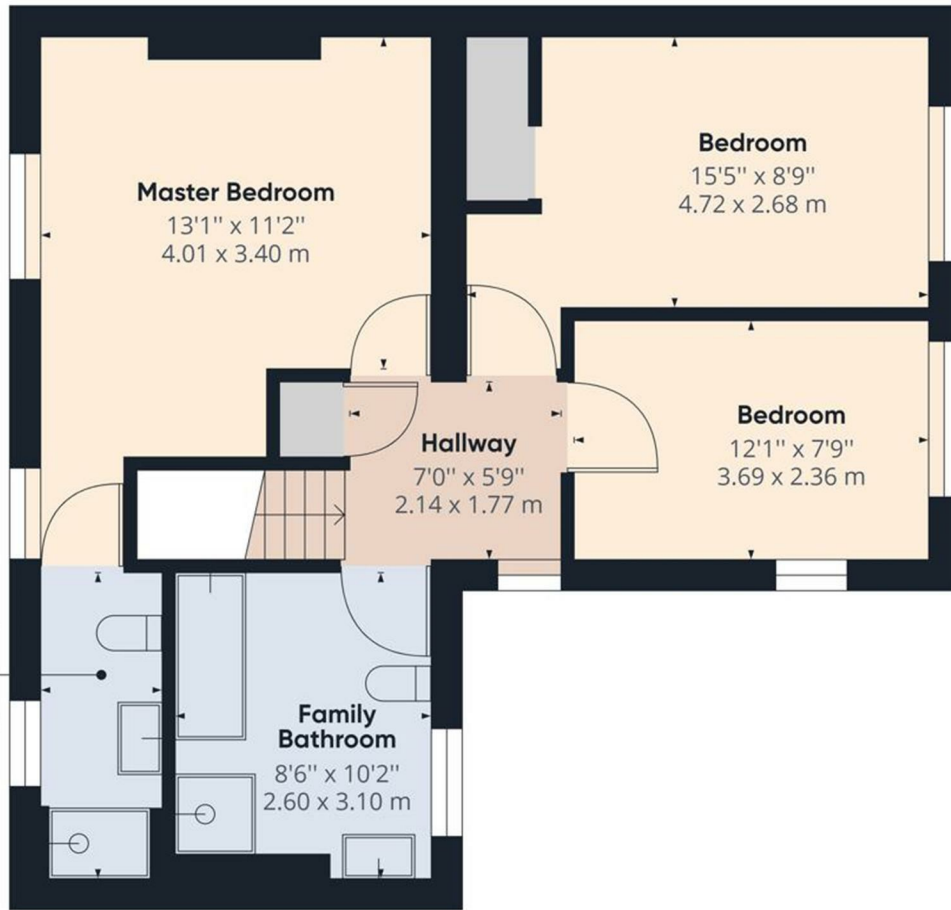
With power and lighting.

### Council Tax - D

Erewash



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### 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>	<b>57</b>	<b>79</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>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> 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 CO<sub>2</sub> emissions</i>		
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