



5 Bed House - Detached

Rohan, 15 Vicarage Lane, Little Eaton, Derby DE21 5EA
Offers Around £785,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Architect Designed Family Home
- Ecclesbourne School Catchment Area
- Close To Village Park, Shops & Bluebell Woods
- Lounge, Study, Family Room
- Living Kitchen/Dining Room
- Four/Five Bedrooms
- En-suite & Family Bathroom
- Private Gardens
- Driveway & Double Garage
- Premier Location

ECCLESBOURNE SCHOOL CATCHMENT AREA - Architect-designed four/five bedroom family detached home, enjoying a fabulous location overlooking the village park, walks to Bluebell Woods and a short walk to the village amenities.

The Location

Little Eaton is a convenient and sought after village location situated approximately 5 miles north of Derby City centre and offers a good range of local amenities to include Co-Op Store, newsagent, butcher, chemist, public houses, historic church and regular bus services. Little Eaton is well known for its Village Primary School and is within The 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. For those who enjoy the outdoor pursuits the nearby Drum Hill and Bluebell Woods provide some delightful scenery and walks.

Transport links close by include easy access on to the A6, A38, A50 leading to the M1 motorway.

Accommodation

Ground Floor

Oak Frame Porch

With entrance door with chrome fittings opening into entrance hall.

Entrance Hall

11'8" x 7'8" (3.57 x 2.35)

With inset doormat, radiator, staircase leading to first floor with attractive glass balustrade and three double glazed windows.

Cloakroom

4'11" x 3'9" (1.50 x 1.15)

With low level WC, fitted washbasin with fitted base cupboard underneath, radiator and double glazed obscure window.

Lounge

23'10" x 14'8" (7.28 x 4.49)

With featured log burning stove and raised slate hearth, solid oak flooring, featured vaulted ceilings, two radiators, two double glazed windows and double glazed sliding patio doors opening onto paved patio and private garden.



Family Room

17'3" x 13'1" (5.28 x 3.99)

With featured bespoke television display unit with electric fire, radiator, spotlights to ceiling, double glazed lantern style window and double glazed bi-folding doors opening onto paved patio and private garden.



Study

8'7" x 7'6" (2.63 x 2.31)

With radiator and double glazed window.



Living Kitchen/Dining Room

21'4" x 11'6" (6.52 x 3.53)

With one and a half sink unit with chrome mixer tap, base units with drawer and cupboard fronts, white tiled splash-backs, wall and base fitted units with attractive matching worktops, stainless steel Smeg Range style cooker with stainless steel Smeg extractor hood over, built-in stainless steel microwave oven, integrated large fridge, integrated dishwasher, continuation of the worktops forming a useful breakfast bar area, two radiators, two double glazed windows and glazed door giving access to utility.



Utility

7'2" x 4'11" (2.19 x 1.51)

With plumbing for automatic washing machine, space for tumble dryer, Worcester boiler, double glazed window and double glazed side access door.

First Floor

Landing

With solid oak flooring, radiator, oak balustrade with inset glass panels, spotlights to ceiling, smoke alarm and double glazed window.

Bedroom One

16'2" x 14'9" (4.93 x 4.52)

With radiator, double glazed window, double glazed sliding doors with Juliette style balcony and pleasant far-reaching views.



En-Suite

5'10" x 5'5" (1.78 x 1.66)

With walk-in shower enclosure with shower and shower screen, fitted washbasin, low level WC, tiled splash-backs, tiled flooring, heated towel rail/radiator, extractor fan and double glazed obscure window.



Bedroom Two

15'4" x 8'5" (4.69 x 2.57)

With built-in wardrobe, radiator and two double glazed windows with pleasant far-reaching views to rear.



Bedroom Three

11'9" x 11'0" (3.59 x 3.37)

With radiator and double glazed window.



Bedroom Four

11'6" x 6'6" (3.53 x 2.00)

With built-in wardrobe, radiator and double glazed window.



Bedroom Five/Dressing Room

9'4" x 7'2" (2.87 x 2.20)

With radiator, double glazed Velux window and double glazed window.

Family Bathroom

11'8" x 7'7" (3.58 x 2.33)

With bath with electric shower over and shower screen door, pedestal wash handbasin, low level WC, tiled splash-backs, tiled flooring, radiator and double glazed obscure window.



Front Garden

To the front of the property is a lawned fore-garden with specimen trees.

Rear Garden

To the rear of the property is a private garden laid to lawn with paved patio.



Driveway

A driveway provides car standing spaces.



Integral Double Garage

17'0" x 16'1" (5.20 x 4.91)

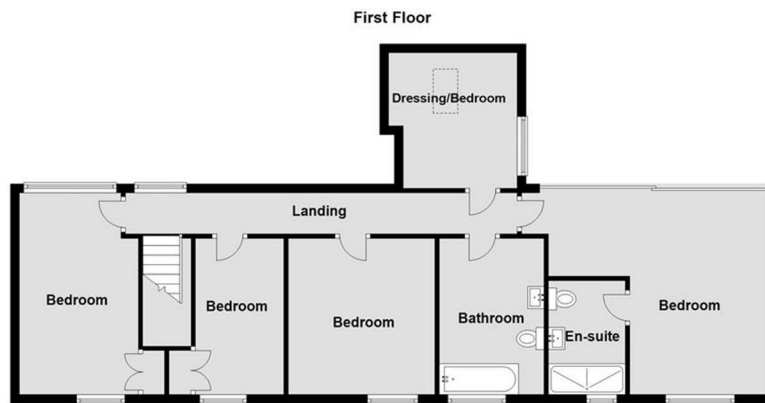
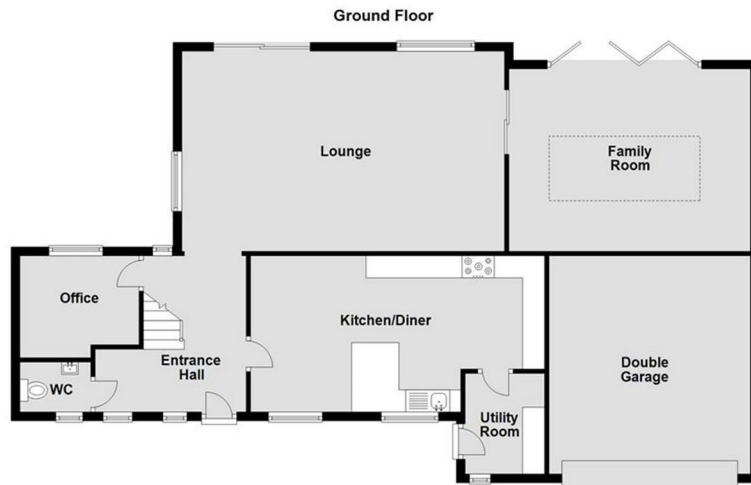
With concrete floor and electric roll up front door.

Additional Parking

To the left-hand side of the property within the front garden is a further parking area.

Council Tax Band - G

Erewash



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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

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