



5 Bed House - Detached

5 Whittaker Lane, Little Eaton, Derby DE21 5AT

Price £699,950 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Beautiful Stone Detached Property
- Ecclesbourne School Catchment Area
- Three Reception Rooms
- Living Kitchen/Dining Room
- Five Bedrooms
- Four Bathrooms
- Generous Garden
- Driveway
- Double Garage
- Great Family Home

ECCLESBOURNE SCHOOL CATCHMENT AREA – Beautiful five bedroom, four bathroom detached property with private garden providing very high quality style and space located on the edge of Little Eaton.

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 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. 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.

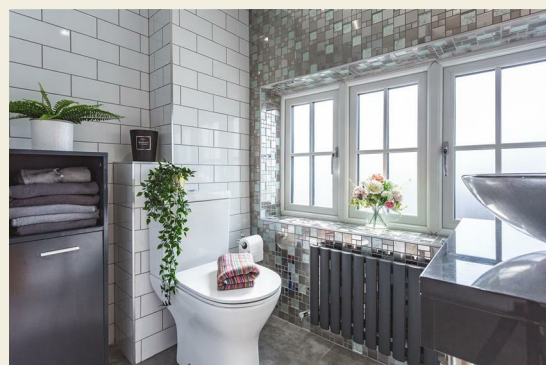
Entrance Hall

Quality composite front door, stain glass window, attractive tiled floor, radiator and staircase to first floor.

Cloakroom

4'11" x 6'0" (1.52 x 1.83)

Attractive tiled floor with tiled walls, low level WC, wash bowl and stand with a mixer tap. double glazed window and radiator.



Spacious Lounge

27'9" x 10'11" (8.48 x 3.35)

Charming beamed over 27 ft in length with a main stone feature wall to one end with an inset Clearview Pioneer log burner with a stone hearth. radiator and two double glazed windows.



Study

14'0" x 6'0" (4.27 x 1.83)

With radiator and two double glazed windows.



Snug/Family Room

10'11" x 10'11" (3.35 x 3.35)

With an open fire with a stone surround, hearth and mantel piece, radiator and double glazed window



Stunning Living Kitchen/Dining Room

31'0" x 24'0" (9.45 x 7.32)

With two sets of bifold doors on to garden and a large kitchen island as a feature. The quartz topped centre island incorporates low level storage on both sides along with an inset one and a half bowl with mixer taps and an instant boiling water supply and a wine cooler. The island also has an inset NEFF five ring induction hob with an extractor above and an integrated Belling dishwasher under the counter. There are three NEFF ovens inset to the main wall units which also incorporate a NEFF plate warmer, an NEFF microwave oven and a full length fridge and freezer. Original stone feature wall, two double glazed windows and under floor heating through the tiled floor.



Utility

8'0" x 8'0" (2.44 x 2.44)

With Belfast sink with a mixer tap set into a solid wood work surface. Storage provided with wall and base units and double glazed window.



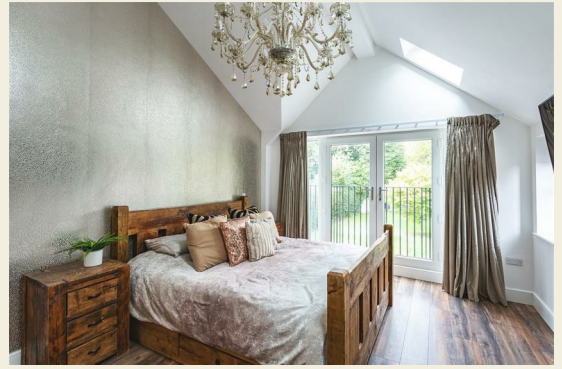
First Floor Landing

With stained glass window.

Double Bedroom One

14'11" x 11'10" (4.57 x 3.61)

With vaulted ceilings, double glazed French doors with a Juliet balcony, two Velux sky lights, wooden floor and radiator. .



En-suite One

With quartz tiled floor, a walk in shower with an over head shower rose and wall mounted hand held shower head, low level WC, wash basin with a mixer tap, inset into the vanity unit, double glazed window, radiator, spot lights and Velux sky light.



Double Bedroom Two

11'11" x 11'11" (3.65 x 3.65)

With wooden floor, radiator and double glazed window.



En-suite Two

With marble tiled floor, a walk in shower with an over head shower rose and wall mounted hand held shower head, low level WC and a wash basin with a mixer tap, inset into the vanity unit, double glazed window to the rear and a charming circular window to the side with views over countryside, radiator and spot lights.



Double Bedroom Three

14'11" x 10'11" (4.57 x 3.35)

With vaulted ceilings, double glazed French doors with a Juliet balcony, wooden floor and radiator.



En-suite Three

With two wash basins with mixer taps and tiled splashback, quartz tiled floor, fully tiled corner shower cubicle with an over head shower rose, radiator, double glazed frosted window and spotlights.



Double Bedroom Four

12'11" into wardrobe x 10'11" (3.96m into wardrobe x 3.35m)

With vaulted ceilings, double glazed window, built in wardrobes, wooden floor and radiator.



Double Bedroom Five

11'10" x 8'0" (3.61 x 2.44)

With wooden floor, radiator and double glazed window.



Family Bathroom

With marble tiled floor, free standing oval bath with a traditional free standing bath mixer tap, low level WC and a wash basin with a mixer tap with a tiled splashback, inset into the vanity unit, double glazed window, radiator and spot lights.



Generous Garden

The private sunny gardens enjoy shaped lawns with lovely Indian sandstone patio/terrace with semi circle seating area and fire pit.



Driveway

A driveway provides car standing spaces.

Double Garage

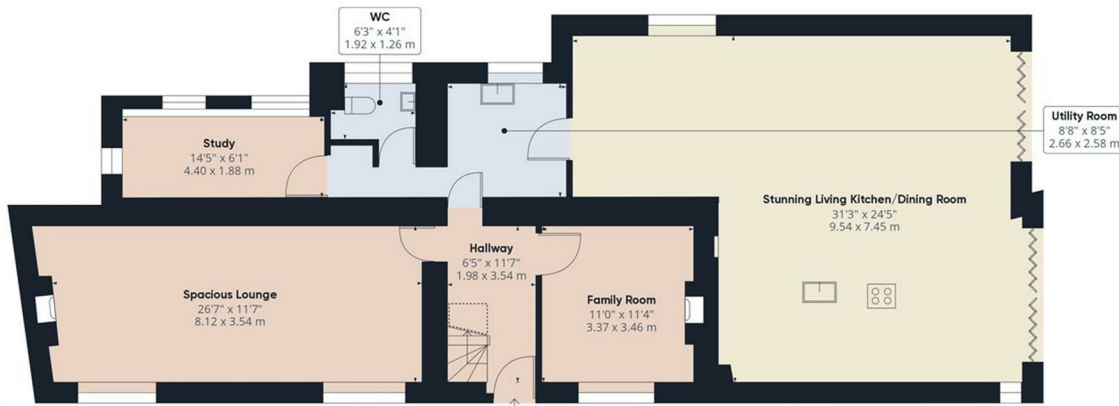
18'0" x 14'11" (5.49 x 4.57)

With an electric roller door and side door.



Council Tax -D

Erewash



Floor 0

Approximate total area⁽¹⁾

1410.8 ft²
131.07 m²

Reduced headroom

9.49 ft²
0.88 m²

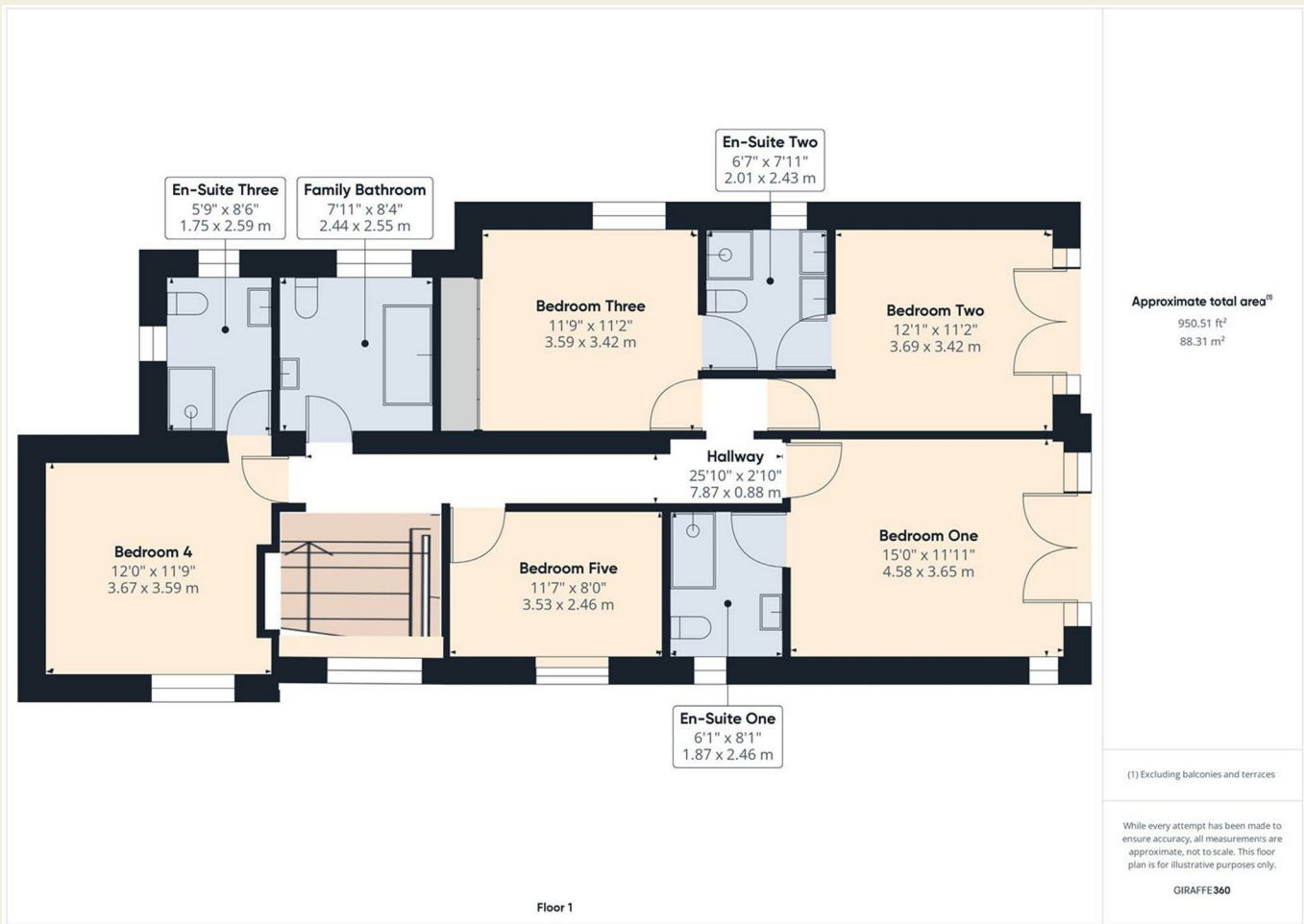
(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

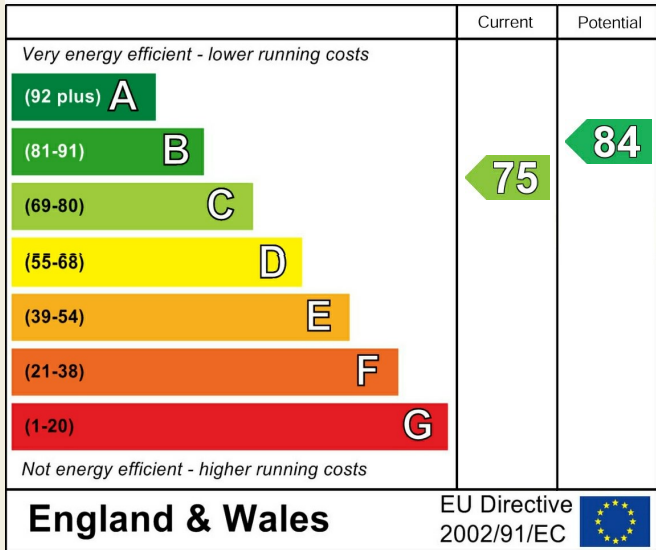
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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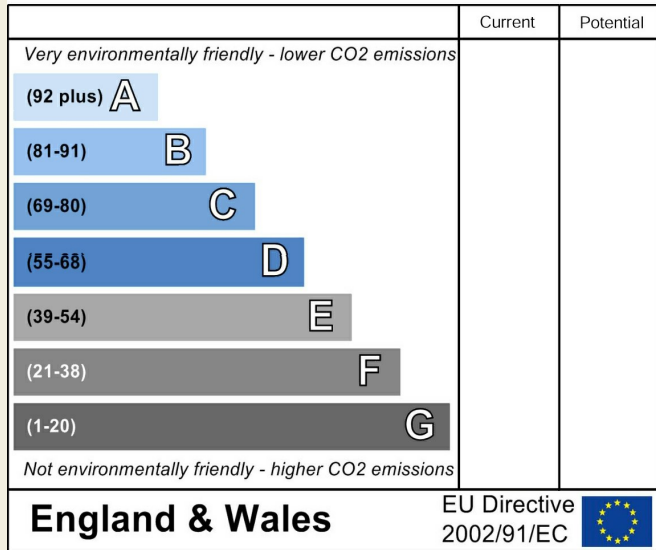
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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