



3 Bed House - Detached

79 Duffield Road, Little Eaton, Derby DE21 5DS

Offers Around £475,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Highly Appealing Family Detached Home
- Ecclesbourne School Catchment Area
- Located Opposite St. Peter's Park
- Extended Lounge, Family/Dining Room
- Extended Kitchen
- Three Bedrooms
- Pleasant Gardens
- Driveway & Brick Detached Garage
- Offers Potential To Be Improved
- A Rare Opportunity - No Chain Involved

ECCLESBOURNE SCHOOL CATCHMENT AREA - Extended three bedroom detached family home enjoying a fabulous position in Little Eaton with views over St. Peters Park and beyond.

The Location

The location is convenient for both Duffield and Little Eaton villages and occupies a tranquil setting nestling into the hillside of the sought after Eaton Bank area. Bluebell Woods itself does offer some magnificent scenery, walks and surrounded by open fields and countryside.

Little Eaton village is also easily accessible from this property providing local shops, reputable Village Primary School, historic church, public houses, regular bus services and noted village park.

The village of Duffield provides an excellent range of amenities including a varied selection of shops and schools including the Meadows and William Gilbert Primary Schools and the noted Ecclesbourne Secondary School. There is a regular train service into Derby City centre which lies some five miles to the south of the village. Local recreational facilities within the village include squash, tennis, cricket, football, rugby and the noted Chevin golf course.

A further point to note, is that the Derwent Valley in which the village of Duffield nestles is one of the few world heritage sites.

Accommodation

Ground Floor

Recessed Arched Storm Porch

With quarry tiled flooring and entrance door with circular stained glass and leaded finish opening into entrance hall.



Entrance Hall

14'8" x 8'5" (4.48 x 2.58)

With original oak wood flooring, radiator, deep skirting boards and architraves, high ceilings, staircase leading to first floor with stripped balustrade and under-stairs storage cupboard.



Under-Stairs Storage Cupboard

5'4" x 2'1" (1.65 x 0.64)

With central heating boiler.

Extended Lounge

22'8" x 11'4" (6.91 x 3.46)

With fireplace with raised quarry tiled hearth, deep skirting boards and architraves, high ceilings, coving to ceiling, radiator, display alcove with quarry tiled sill and double glaze sliding patio door opening onto rear garden.



Dining/Family Room

12'10" x 11'2" (3.92 x 3.42)

With chimney breast with feature charming fireplace and tiled hearth, deep skirting boards and architraves, high ceilings, coving to ceiling, bay radiator and double glazed bay window to front with fine views towards Saint Peter's Park and beyond.



Extended Kitchen

19'1" x 8'2" (5.82 x 2.51)

With one and a half stainless steel sink unit with mixer tap, wall and base units with matching worktops, built-in four ring gas hob, built-in double electric fan assisted oven, plumbing for automatic washing machine, plumbing for dishwasher, tiled flooring, space for fridge/freezer, radiator, deep skirting boards and architraves, high ceilings, double glazed window with quarry tiled sill overlooking rear garden and stable door giving access to cloakroom.



Inner Lobby

3'1" x 3'1" (0.96 x 0.94)

With tiled floor, double glazed access door and internal door giving access to cloakroom.

Cloakroom

3'6" x 3'0" (1.07 x 0.93)

With low level WC, washbasin, tiled flooring and double glazed window.

First Floor

Landing

With deep skirting boards and architraves, high ceilings, stripped balustrade, double glazed side window and access to boarded roof space.



Bedroom One

12'10" x 11'3" (3.93 x 3.45)

With radiator, deep skirting boards and architraves, high ceilings, chimney breast, fine views over St Peters Park and beyond to front, double glazed window and internal stripped panelled door.



Bedroom Two

10'11" x 10'7" (3.33 x 3.23)

With fitted wardrobes with cupboards above, deep skirting boards and architraves, high ceilings, radiator, double glazed window with pleasant far-reaching views to rear and internal stripped panelled door.



Bedroom Three

8'6" x 7'5" (2.61 x 2.27)

With radiator, laminated flooring, deep skirting boards and architraves, high ceilings, double glazed window with fine views across St Peter's Park and beyond to front and internal stripped panelled door.



Family Bathroom

8'2" x 7'4" (2.49 x 2.25)

With separate shower cubicle with electric shower, pedestal wash handbasin, low level WC, tiled splash-backs, tiled flooring, heated chrome towel rail/radiator, high ceilings, spotlights to ceiling, cupboard housing the hot water cylinder, double glazed window and internal stripped panelled door.



Roof Space

17'11" x 14'7" (5.47 x 4.46)

A useful boarded roof space with potential for a loft conversion (subject to planning permission) with light and two double glazed Velux windows, accessed via a loft ladder.

Front Garden

The property is set well back from the pavement edge behind a deep well-stocked fore-garden with an attractive and varied selection of plants and shrubs and block paved pathway leading to the recessed storm porch and entrance door.



Rear Garden

A pleasant west-facing private enclosed rear garden with lawn, shrubs, tree and patio providing a pleasant sitting out and entertaining space.



Driveway

A driveway is located to the rear of the property providing off road car parking and leads to a large brick garage.

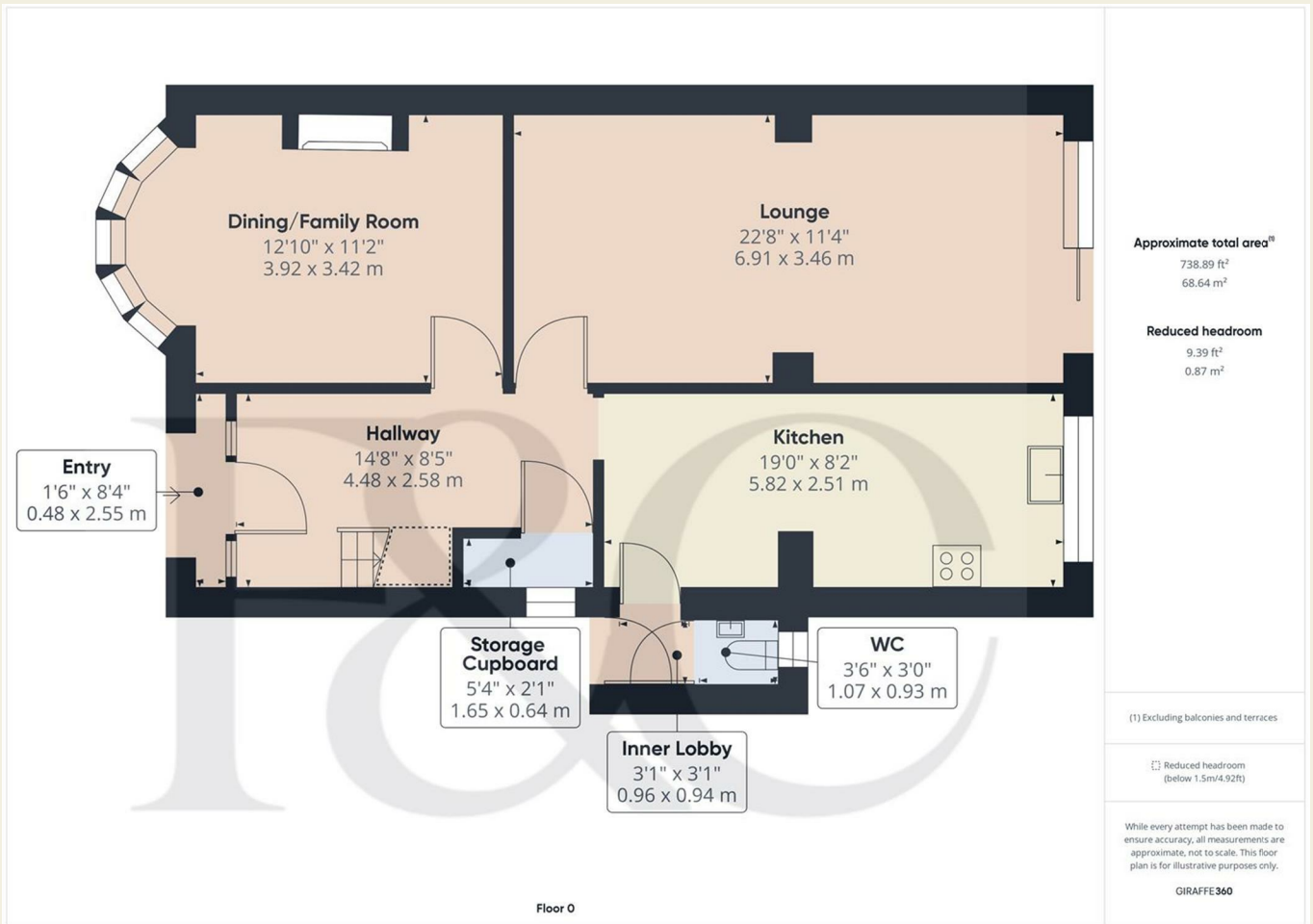
Detached Garage

20'8" x 12'0" (6.31 x 3.68)

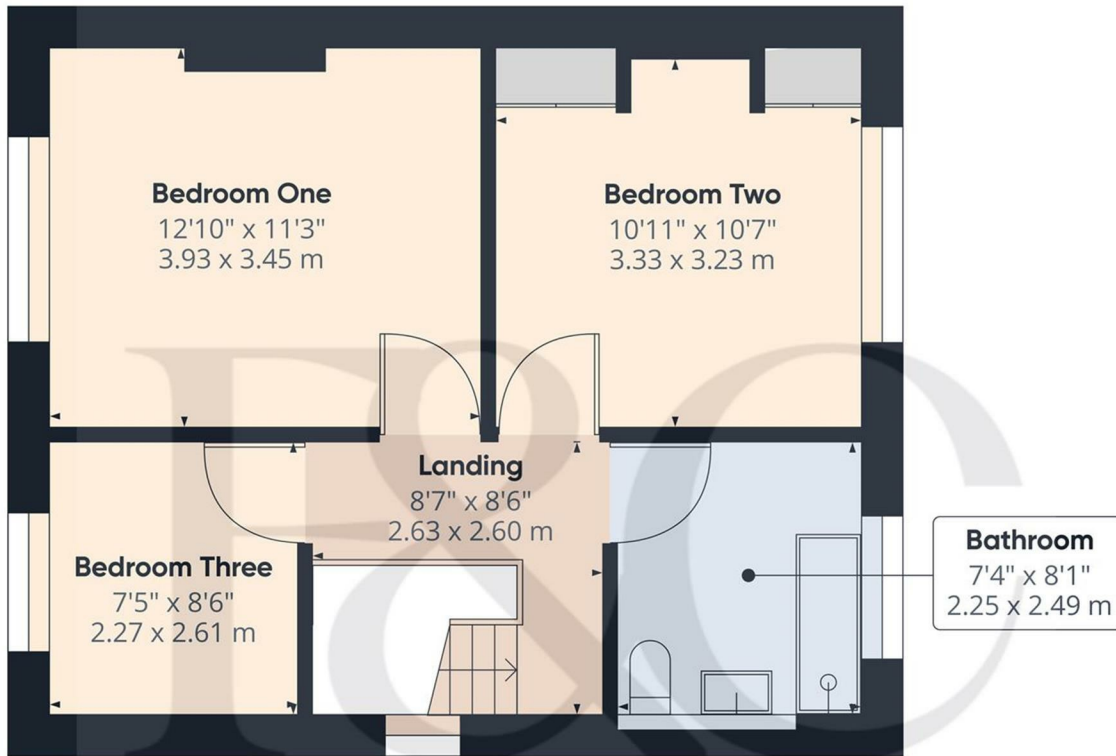
With power and lighting.



Council Tax Band - D
 Erewash



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Approximate total area⁽¹⁾
447.85 ft²
41.61 m²

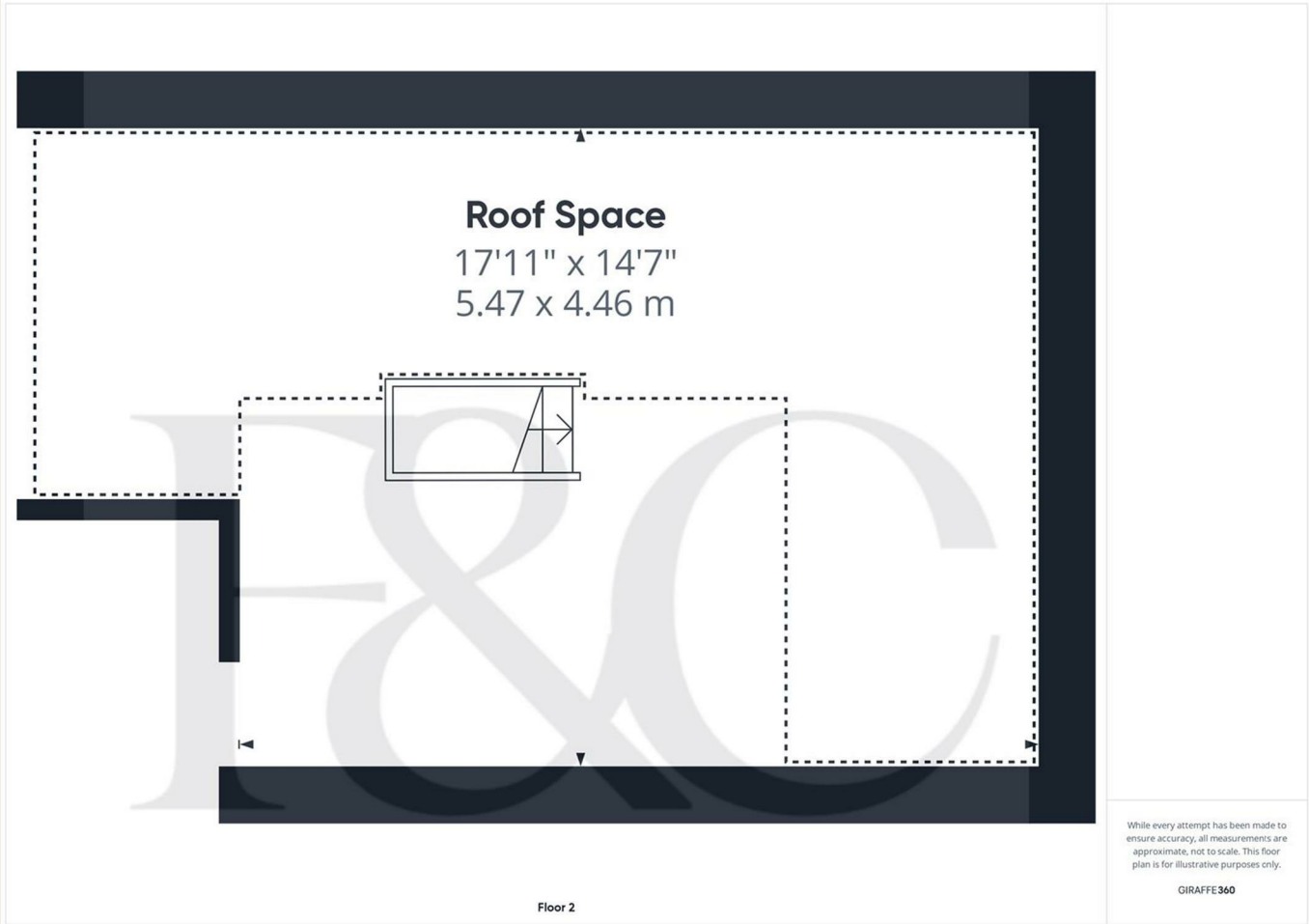
(1) Excluding balconies and terraces

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

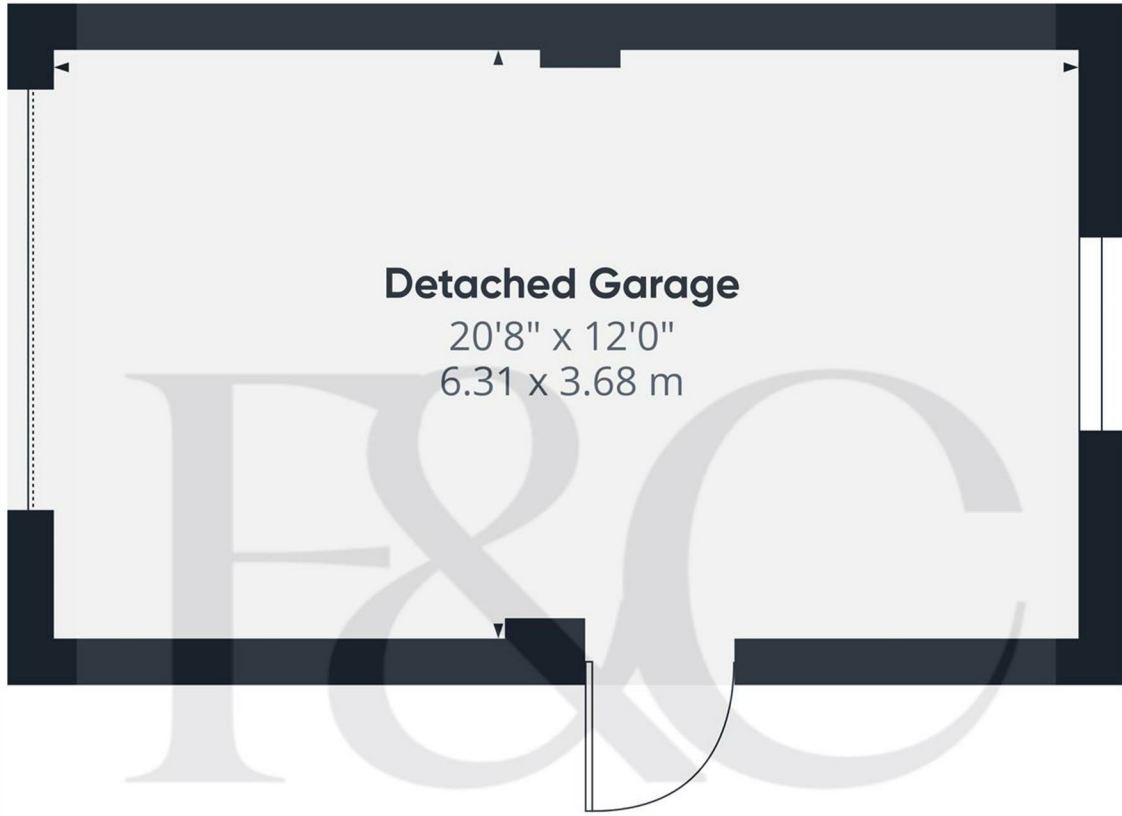
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Floor 1

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Approximate total area[®]
252.47 ft²
23.46 m²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

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