



5 Bed House - Detached

7 Eaton Close
Allestree
Derby
DE22 2FD

£1,700 Per Calendar Month

**Fletcher
& Company**

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- ECCLESBOURNE SCHOOL CATCHMENT AREA • Five Bedrooms • Detached Property • Enclosed Rear Garden • Master Bedroom with Ensuite • Off Road Parking and Garage • Large Kitchen / Dining Area • Well Presented Throughout • Close to Allestree Park • Available Soon

ECCLESBOURNE SCHOOL CATCHMENT AREA – A five bedroom, en-suite detached property located off Duffield Road with easy access to Allestree Park and Darley Park. This property further benefits from sitting proudly within a quiet cup-de-sac.

The property is available soon and is unfurnished. This gas central heated and double glazed living accommodation briefly consists of: lounge, downstairs WC, large fitted kitchen/dining area, with separate sitting room. The first floor landing leads to five bedrooms, fitted en-suite to the master, and a family bathroom.

To the rear of the property is a pleasant and enclosed rear garden. A block paved driveway leads to a brick garage with power.

Available Soon * Pets Considered * No Smokers * Council Tax Band E *





The Accommodation

Ground Floor

Entrance Porch

Leading to Front Door

Entrance Hall

having double glazed window through to the Porch, wood flooring, central heated radiator, phone socket, smoke alarm, leading to the Lounge, Kitchen/Dining area and Cloakroom

Lounge

Having double glazed bay window to the front elevation and double glazed window to the side, dark wood laminate flooring, central heated radiator, tv socket.

Cloakroom

Fitted with low level WC, laminate flooring, central heating radiator and wash hand basin with splash back, and double glazed window to the side elevation.



Kitchen/Dining Area

Fitted with a range of wall and base units and drawers, black granite work surfaces, gas hob, integrated electric oven, stainless steel cooker hood, integrated fridge/freezer, integrated dishwasher, recessed lighting, two central heating radiators, breakfast bar, double glazed window to the back and side elevations and French doors giving rear access to the garden.

Sitting Room

Accessed through sliding doors from the Kitchen/Dining area, there are two windows to the side elevation, dark wood laminate flooring, and tv point.

First Floor

Landing

Leading to four double bedrooms and one single / study room, and family bathroom

Bedroom One

Having double glazed window to the rear elevation, fitted blinds, central heating radiator, laminate wood flooring, tv point, leading to the Ensuite.

Ensuite

Fitted ensuite 3 piece with shower cubicle, low level WC and wash basin with tiled splash back.



Bedroom Two

Having double glazed windows to the rear and side elevation, laminate wood flooring, tv point and central heated radiator.

Bedroom Three

Having double glazed bay window to the front and side elevation, laminate wood flooring, central heated radiator and double wardrobe.

Bedroom Four

Having double glazed window to the front elevation, laminate wood flooring and central heated radiator.

Bedroom Five

Having double glazed window to the front elevation, laminate wood flooring and central heated radiator.

Bathroom

Having a white four piece suite with splash back tiles including shower enclosure, low level WC, hand wash basin, and bath with hand shower, double glazed obscure window to the rear elevation, laminate wood flooring, recessed spot lights, heated towel radiator, and extractor fan

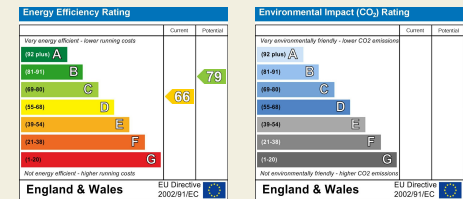
Garden

To the rear of the property is a delightful enclosed garden, laid to lawn and brick patio area.

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