



5 Bed House - Detached

3 Westley Crescent, Little Eaton, Derby DE21 5AL
Offers Around £459,950 Freehold



5



3



2



**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Extended Family Detached Property
- Ecclesbourne School Catchment Area
- Countryside Views
- Lounge, Dining Area, Sitting Room
- Spacious Kitchen
- Five Bedrooms & Three Bathrooms
- South Facing Garden
- Driveway
- Brick Garage & Workshop
- No Chain Involved

ECCLESBOURNE SCHOOL CATCHMENT AREA – Extended, five bedroom family detached property with south-facing rear garden, located on the edge of the popular village of Little Eaton.

The gas central heated and double glazed living accommodation briefly consists on the ground floor, entrance hall, lounge, dining area, sitting room and spacious kitchen. The first floor landing leads to five bedrooms, en-suite, family bathroom and shower room.

To the rear of the property is a south-facing, private rear garden with countryside views.

A driveway provides car standing spaces for three/four cars and leads to an attached garage and workshop.

The Location

Little Eaton is a sought after village location situated 5 miles north of Derby City centre and offers a good range of local amenities to include Co-Op Store, newsagent/cafe, 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. Drum Hill and Bluebell Woods provide delightful scenery and walks. Easy access on to the A6, A38, A50 leading to the M1 motorway.

Accommodation

Ground Floor

Entrance Hall

12'5" x 7'5" (3.81 x 2.27)

Wood flooring, radiator, double glazed window to side and staircase leading to first floor with under-stairs storage cupboard.



Lounge

15'10" x 12'1" (4.84 x 3.69)

With stone fireplace, wood flooring, radiator, coving to ceiling, open archway leading to dining area and double glazed bay window with aspect to front.



Dining Area

11'10" x 7'10" (3.63 x 2.39)

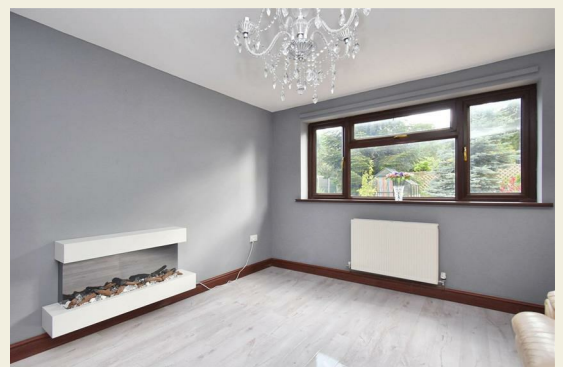
With wood flooring, serving hatch, coving to ceiling and internal double glazed doors opening into sitting room.



Sitting Room

14'2" x 12'0" (4.34 x 3.66)

With electric fire, radiator and double glazed window overlooking rear garden.



Kitchen

25'11" x 10'1" (7.91 x 3.08)

With one and a half sink unit with mixer tap, a good range of wall and base fitted units with matching worktops, Rangemaster cooker with Rangemaster extractor hood, integrated washing machine, Worcester boiler, serving hatch, fitted breakfast bar, tiled flooring, radiator, two double glazed windows and two double glazed side access doors.



First Floor Landing

9'7" x 7'6" (2.93 x 2.29)

With radiator, double glazed side window, built-in cupboard housing the hot water cylinder, spotlights to ceiling and access to roof space.

Bedroom One

11'11" x 7'10" (3.64 x 2.41)

With radiator, double glazed window to rear, wardrobe and internal panelled door.



En-Suite

6'1" x 5'10" (1.87 x 1.78)

With separate shower cubicle, with electric shower, pedestal wash handbasin, low level WC, fully tiled walls, radiator, extractor fan and internal panelled door.



Bedroom Two

12'0" x 11'10" (3.67 x 3.63)

With fitted wardrobes, wood flooring, radiator, built-in double wardrobes with cupboard above, double glazed window to side and internal panelled door.



Bedroom Three

12'0" x 11'7" (3.66 x 3.54)

With radiator, wardrobe, double glazed window to front and internal panelled door.



Bedroom Four

10'5" x 7'11" (3.18 x 2.42)

With radiator, double glazed window to rear and internal panelled door.



Bedroom Five

7'5" x 6'8" (2.27 x 2.04)

With radiator, double glazed window to front and internal panelled door.



Family Bathroom

7'3" x 5'9" (2.22 x 1.77)

With corner jacuzzi style bath, pedestal wash handbasin, low level WC, fully tiled walls, radiator point, extractor fan, double glazed obscure window and internal panelled door.



Family Shower Room

6'9" x 2'5" (2.06 x 0.76)

With separate shower with electric shower, pedestal wash handbasin, fully tiled walls, radiator, extractor fan and internal panelled door.

Private Garden

To the rear of the property is a south-facing enclosed rear garden with a varied selection of shrubs, plants, illuminated decking area with greenhouse, fencing and attractive Christmas tree. Side access.



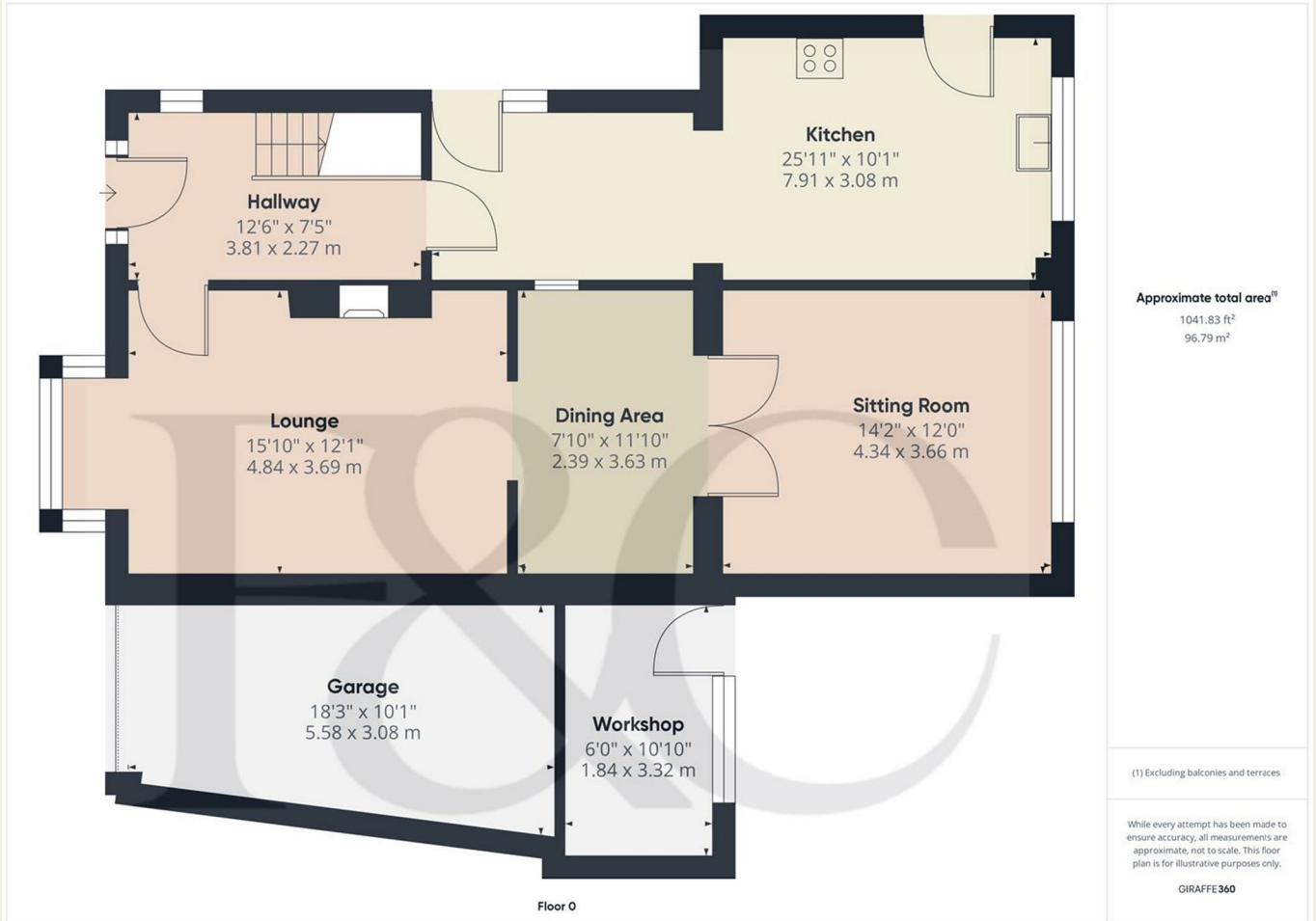
Driveway

To the front of the property is a double width driveway providing car standing spaces for approximately three/four cars.

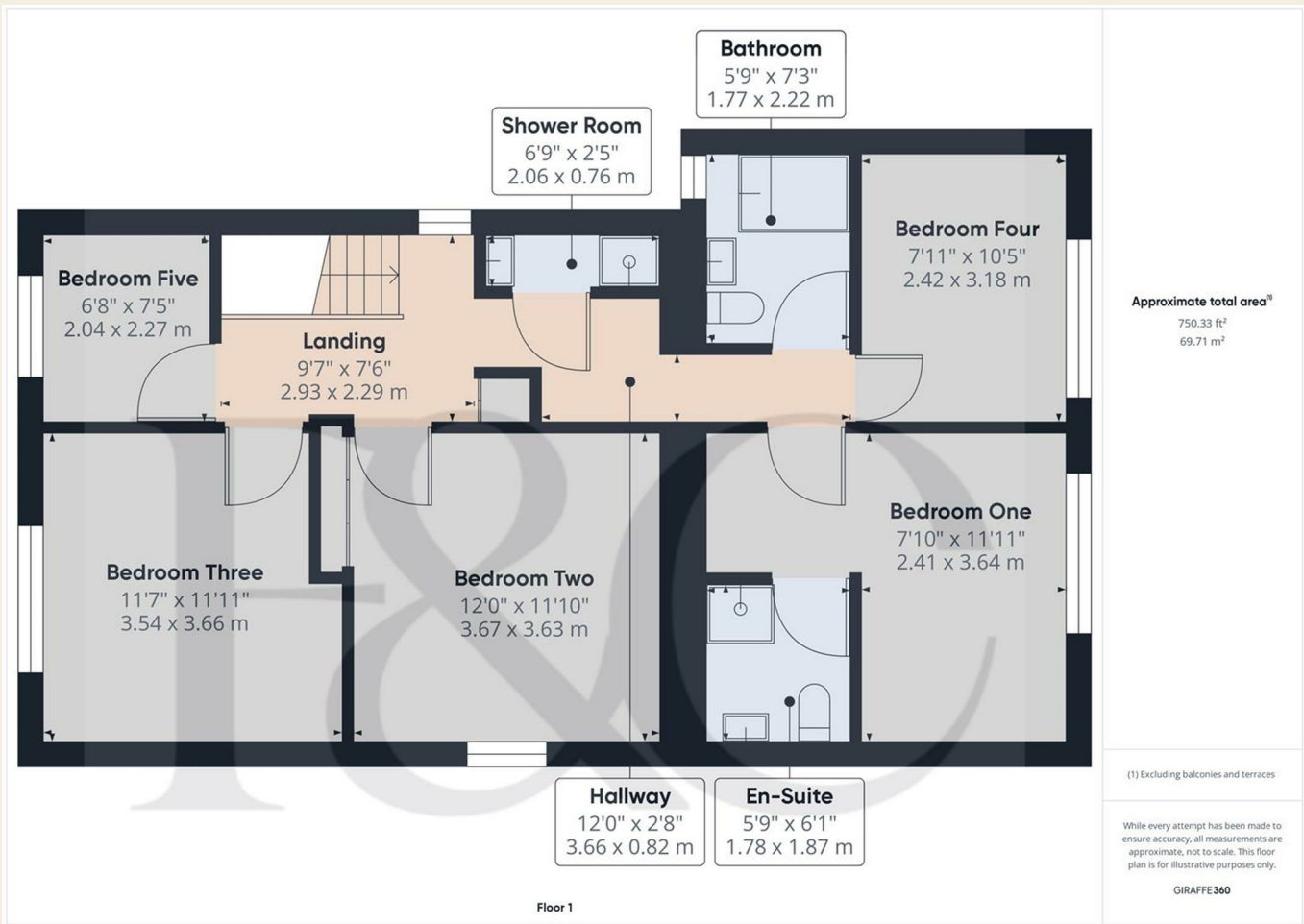
Garage & Workshop

With power and lighting.

Council Tax Band D



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



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> | | |
| 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 | |

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.