



4 Bed House - Detached

204 Alfreton Road, Little Eaton, Derby DE21 5AB

Offers Around £689,950 Freehold



4



3



2



C

**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Superb Family Detached Residence
- Ecclesbourne School Catchment Area
- Lounge & Sitting/Garden Room
- Fitted Kitchen/Diner & Separate Dining Room
- Four Bedrooms & Fitted Two Bathrooms
- Stunning Private Landscaped Gardens
- Attractive Outdoor Entertainment Area & Office/Studio
- Driveway & Large Double Garage
- Planning Permission To Extend (now lapsed)- Erewash Council ERE/0119/0032
- Located In The Heart of Little Eaton - Great Amenities & Noted Village Park

ECCLESBOURNE SCHOOL CATCHMENT AREA - A truly stunning four bedroom detached residence situated in the sought after village of Little Eaton and enjoying a prominent elevated position with beautiful landscaped grounds with attractive party bar and quality home office.

The home offers a particularly high specification and has been finished to an exacting standard with many features throughout including CCTV, intruder alarm, light sensors and a built-in tv /satellite / media system throughout.

Also, the property benefits from planning permission (now lapsed) for a two-storey Annexe to the right hand side. Erewash Council ERE/0119/0032.

AN INTERNAL INSPECTION IS ESSENTIAL TO APPRECIATE THE QUALITY ON OFFER.

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

Recessed Storm Porch

With Indian stone paving, wrought iron railings, brick pillar, outside light and half glazed entrance door giving access to entrance hall.

Entrance Hall

12'4" x 7'6" (3.77 x 2.31)

With large inset doormat, attractive walnut flooring, under-stairs storage cupboard, attractive split-level staircase leading to first floor, radiator, coving to ceiling, spotlights to ceiling and built-in ceiling sound speakers.



Cloakroom

5'11" x 5'6" (1.82 x 1.68)

With low level WC, fitted washbasin with chrome fittings with fitted base cupboard underneath, matching walnut flooring, heated towel/radiator, spotlights to ceiling, double glazed obscure window with fitted blind and granite sill and internal panelled door with chrome fittings.

Lounge

17'8" x 13'1" (5.41 x 3.99)

With feature fireplace with surrounds with inset living flame gas fire and raised granite hearth, wood flooring, radiator, coving to ceiling, spotlights to ceiling, built-in ceiling speakers, large double glazed bay window with deep wood windowsill with aspect to front and double opening internal panelled doors with chrome fittings.



Dining Room

12'2" x 11'0" (3.71 x 3.36)

With oak wood flooring, radiator, coving to ceiling, spotlights to ceiling, built-in ceiling sound speakers, double glazed sliding patio door opening onto Indian stone paved patio and private landscaped gardens and internal panelled door with chrome fittings.



Kitchen Diner



Utility Area

7'10" x 5'11" (2.40 x 1.82)

With walnut flooring, spotlights to ceiling, radiator, double glazed door giving access to landscaped gardens, double glazed window to rear with fitted blind, internal glazed doors opening into sitting/garden room, open square archway leading into fitted kitchen area, integrated AEG fridge/freezer, additional built-in kitchen cupboards providing good storage and kickboard lighting.



Kitchen Area

11'5" x 9'9" (3.49 x 2.99)

With single stainless steel sink unit with chrome mixer tap, wall and base fitted units with matching black granite worktops, AEG built-in five ring gas hob with AEG stainless steel extractor hood over, matching granite splash-back, built-in stainless steel AEG microwave, built-in AEG double electric fan assistant oven, built-in double stainless steel wine cooler, built-in AEG integrated dishwasher, continuation of the black granite worktops forming a useful breakfast bar area, kickboard lighting, concealed worktop lights, spotlights to ceiling, built-in ceiling sound speakers, radiator, matching walnut flooring, double glazed window to front with fitted blind and matching black granite sill, open square archway leading into utility area and internal panelled door with chrome fittings.



Sitting/Garden Room

17'10" x 12'4" (5.44 x 3.76)

With feature fireplace incorporating log burning stove and raised granite tiled hearth, walnut flooring, featured vaulted ceilings incorporating eight double glazed electric Velux windows, fitted wall lights, two radiators, four double glazed windows all having fitted blinds with aspect to front and wide double glazed sliding patio doors opening onto resin patio and landscaped private gardens.



First Floor

Landing

With coving to ceiling, access to roof space via a loft ladder with boards providing storage and light, double glazed window to rear with fitted blind, built-in cupboard housing the Worcester boiler and providing storage with shelving, and internal panelled door with chrome fittings.

Bedroom One

13'6" x 12'3" (4.13 x 3.74)

With attractive fitted wardrobes with sliding doors, radiator, coving to ceiling, ceiling fan, built-in ceiling sound speakers, coving to ceiling, double glazed window to front with fitted blind, additional built-in double wardrobe with double opening doors and internal panelled door with chrome fittings.



En-Suite

5'10" x 5'2" (1.78 x 1.59)

With separate shower cubicle with Mira shower, fitted washbasin with chrome fittings, low level WC, fully tiled walls, radiator, extractor fan, built-in ceiling sound speaker, double glazed obscure window with fitted blind and internal panelled door with chrome fittings.



Double Bedroom Two

12'0" x 10'10" (3.68 x 3.32)

With radiator, coving to ceiling, double glazed window to rear with fitted blind and internal panelled door with chrome fittings.



Bedroom Three

9'8" x 8'5" (2.96 x 2.59)

With radiator, coving to ceiling, double glazed window to side with fitted blind and internal panelled door with chrome fittings.



Bedroom Four/Fitted Study

12'0" x 7'9" (3.67 x 2.38)

With a comprehensive range of fitted study furniture providing good storage, radiator, double glazed window with aspect to front and fitted blind and internal panelled door with chrome fittings.



Family Bathroom

7'1" x 6'2" (2.16 x 1.89)

With bath with electric Mira shower over, pedestal wash handbasin, low level WC, fully tiled walls, radiator, fluorescent light with shaver point, extractor fan, double glazed obscure window and internal half glazed door.



Front Garden

To the front of the property is a low maintenance attractive fore-garden with Indian stone patio and steps leading to the recessed storm porch and entrance door, matching black painted wrought iron railings with slate chippings and a varied selection of trees and conifers providing an excellent screen.

Side Garden

This offers a space for the extension where planning permission has been granted, currently a good space with slate chippings and side access gates. (planning permission now lapsed for a two-storey Annexe to the right hand side. Erewash Council ERE/0119/0032)

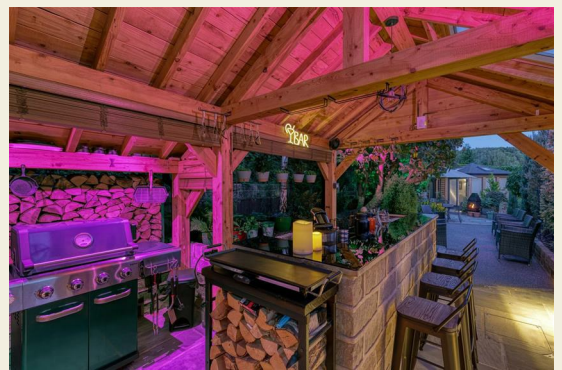
Private Rear Garden

To the rear of the property is a skilfully and thoughtfully laid out landscaped garden offering a high degree of privacy, extremely well screened with a mixture of Indian stone paved patio, resin patio, well stocked flowerbeds with bark chippings and a varied selection of shrubs, plants, trees and hedgerow.



Outdoor Entertaining Area

Built from solid larch with power, lighting, tiled effect roofing, lights, central stone-built bar with glass worktops, two double glazed skylight windows, BBQ alcove space, Indian stone flooring and log burning stove.



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.

High Quality Outdoor Office/Studio

9'0" x 8'11" (2.76 x 2.74)

With insulated walls, electric heating, air conditioning unit, power, lighting, carpet tiled floor, double glazed windows, two double-glazed Velux windows and double glazed sliding doors.



Driveway

A driveway provides car standing spaces for four cars with electric car charging point.

Double Garage

24'4" x 17'5" (7.43 x 5.32)

With electric door, power, lighting, water, insulated walls, plumbing for automatic washing machine and sink with cold tap.

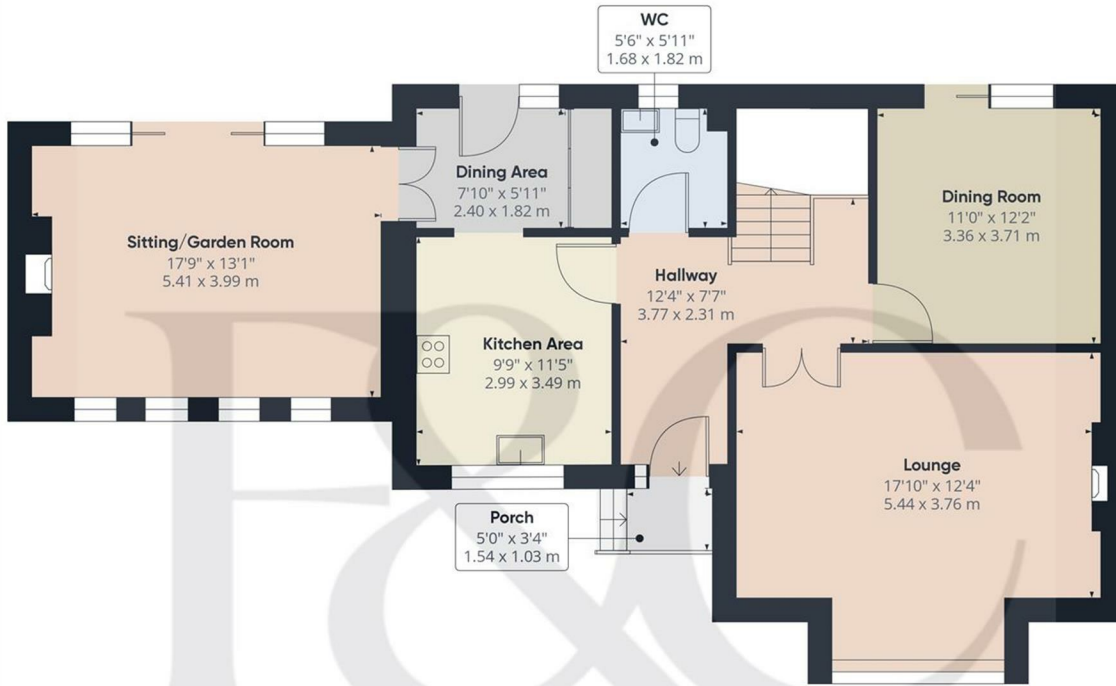


Security

The property benefits from CCTV (included in the sale). Burglar alarm connected to the house and garage.

Council Tax Band - F

Erewash



Approximate total area⁽¹⁾
 985.37 ft²
 91.54 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.

GIRAFFE360

Floor 0 Building 1

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.



Floor -1 Building 1



Floor 0 Building 1

Approximate total area⁽¹⁾
 2144.49 ft²
 199.23 m²



Floor 1 Building 1



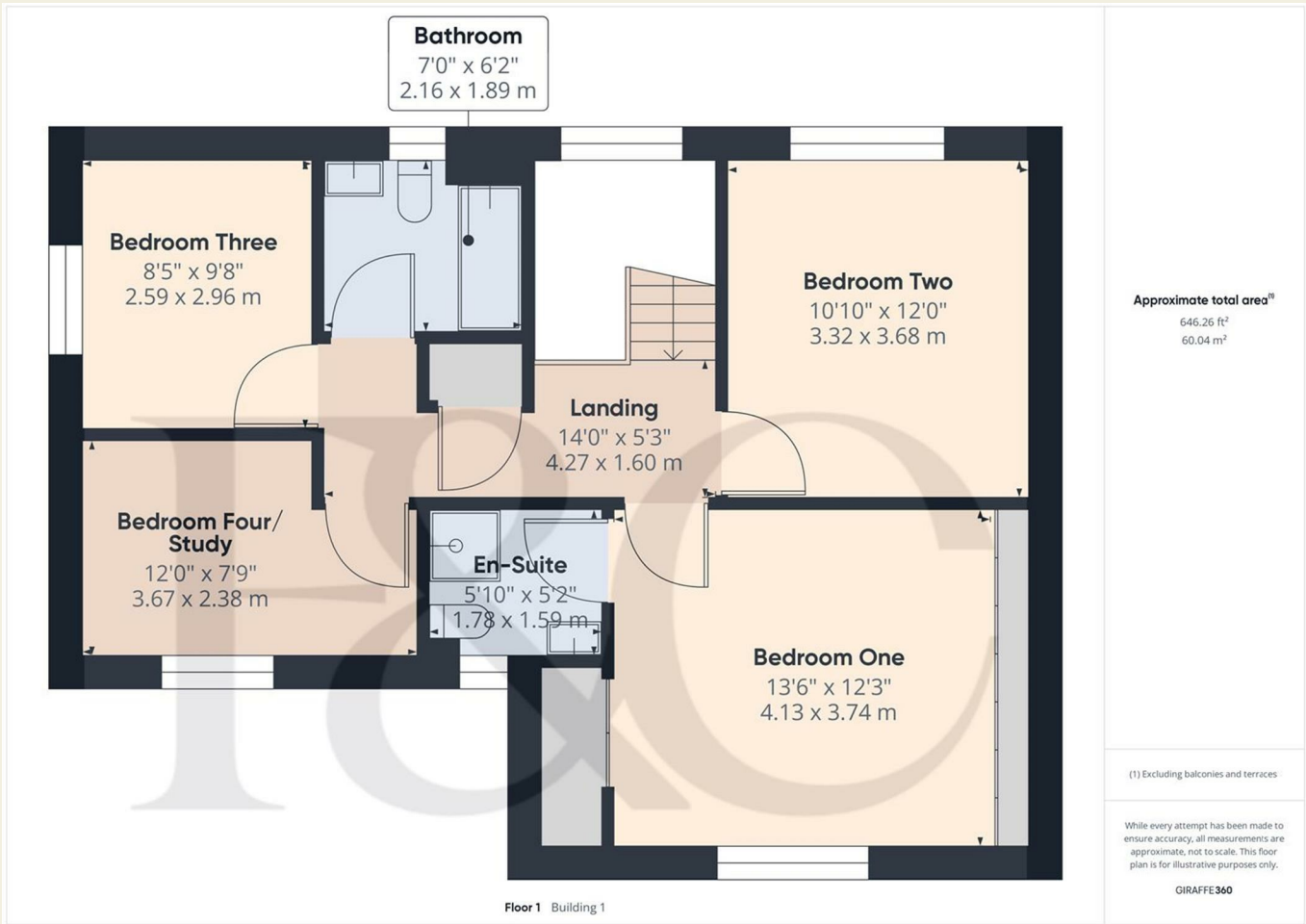
Floor 0 Building 2

(1) Excluding balconies and terraces

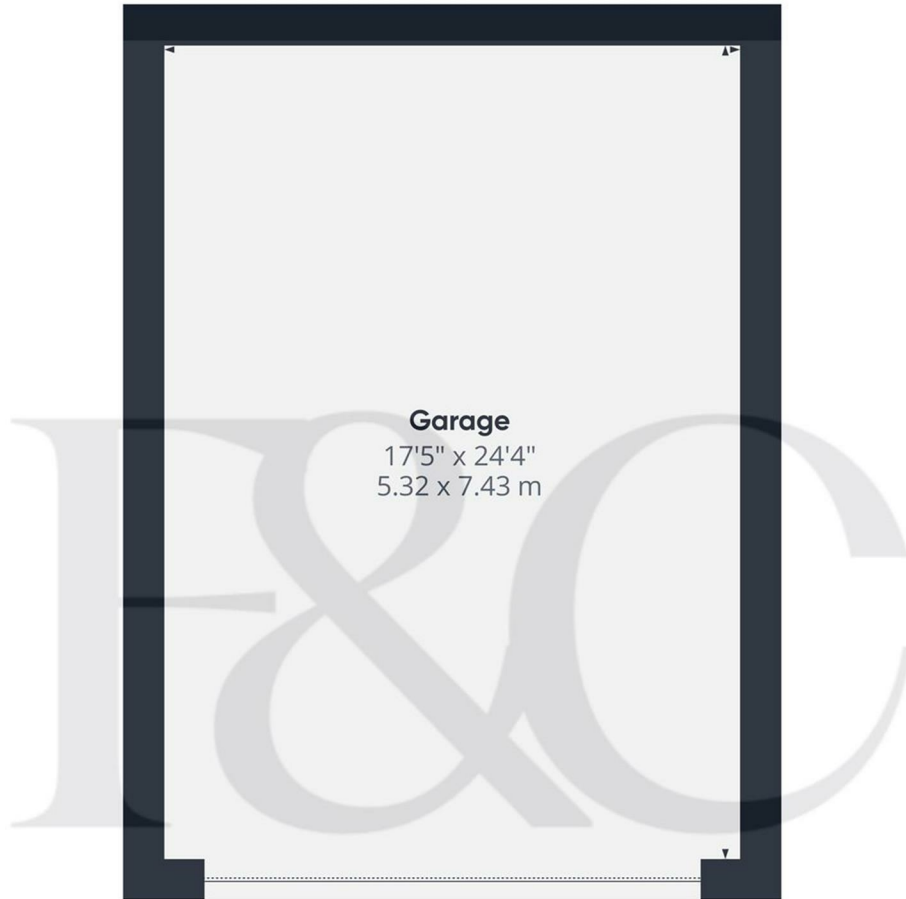
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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.



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.



Floor -1 Building 1

Approximate total area⁽¹⁾
430.57 ft²
40 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.

GIRAFFE360

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.



Office / Studio

8'11" x 9'0"
2.74 x 2.76 m

Approximate total area⁽¹⁾
82.34 ft²
7.65 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.


GIRAFFE360

Floor 0 Building 2

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>		
	74	81
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.