



3 Bed Bungalow - Detached

74 Duffield Road, Little Eaton, Derby DE21 5DT

Offers Around £380,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Highly Appealing Detached Bungalow
- Close to the Noted Village Park & Bluebell Woods
- Lounge
- Living Kitchen & Dining Room
- Three Bedrooms & Bathroom
- Pleasant Manageable Gardens – A Lovely Sun Trap
- Large Sweeping Driveway for Several Vehicles
- Garage & Workshop
- Ecclesbourne School Catchment Area
- A Rare To The Market – No Chain Involved

A rare opportunity to acquire an extended three bedroom detached bungalow located close to the attractive St Peters Park and delightful walks in Bluebell Woods.

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

Entrance Hall

13'6" x 2'10" (4.12 x 0.87)

With double glazed entrance door, radiator, coving to ceiling with central rose, access through space and a fitted shoe cupboard. Also in the hall there is a built-in cupboard housing the central heating boiler.

Lounge

17'9" x 12'0" (5.42 x 3.68)

With stone fireplace with inset gas fire and raised quarry tiled hearth, coving to ceiling, two radiators, double glazed window to side double, glazed window with fitted blind with aspect to front, wall lights and internal panelled door.



Dining Room

13'3" x 9'10" (4.05 x 3.01)

With decorative beams to ceiling, radiator, exposed stone archway, double glazed side access door, double glazed rear access door, two double glazed windows both having fitted blinds and radiator.



Kitchen

12'0" x 8'11" (3.67 x 2.72)

With single sink with mixer tap, wall and base fitted units with matching worktops, built-in four ring electric hob, built-in double electric fan assistant oven, extractor hood, integrated washing machine, tile effect flooring, space for fridge/freezer, double glazed window with fitted blind, stone open archway and internal panelled door.



Bedroom One

10'5" x 9'9" (3.19 x 2.98)

With built-in wardrobes with sliding doors, radiator, coving to ceiling, double glazed window and fitted blind to rear and internal panelled door.



Bedroom Two

9'4" x 8'11" (2.87 x 2.74)

With fitted double wardrobe with sliding door, radiator, double glazed window to front with fitted blind and internal panelled door.



Bedroom Three

8'10" x 5'5" (2.70 x 1.66)

With built-in corner cupboard, drawers, radiator, coving to ceiling, double glazed window and internal panelled door.



Bathroom

7'4" x 5'7" (2.24 x 1.72)

With bath with shower over, pedestal wash handbasin, low level WC, fully tiled walls, tiled effect flooring, wall mounted mirror medicine cabinet, heated chrome towel/radiator, spotlights to ceiling, extractor fan, double glazed obscure window and internal panelled door.



Front Garden

The property is set well back from the pavement edge behind a deep lawned garden with stone walling.



Rear Garden

To the rear of the property is an enclosed patio garden with raised beds and provides a pleasant sitting out entertaining space. A lovely sun trap.



Large Driveway

A large sweeping tarmac driveway provides car standing spaces for four/five cars and continues to the side of the property which leads to the garage and workshop.

Workshop

With power and lighting, double glazed french doors, tile flooring and open space leading into garage.



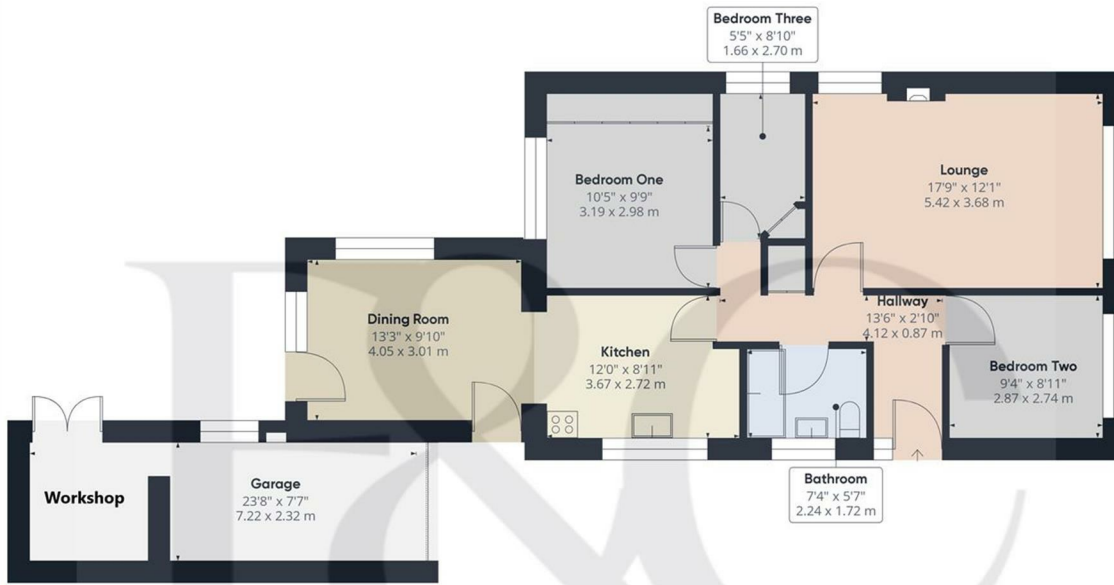
Garage

With power and lighting, double glazed side window and roll up front door.



Council Tax - D

Erewash



Approximate total area¹⁾
 1012.56 ft²
 94.07 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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>		
	63	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	

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