



## 2 Bed Bungalow - Detached

8 Eaton Bank, Duffield, Belper DE56 4BJ

Offers Around £550,000 Freehold



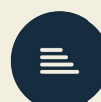
2



2



1



D

**Fletcher  
& Company**

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)



- Beautiful Traditional Bungalow
- Magnificent Views
- Backing onto Bluebell Woods
- Lounge & Dining Room
- Kitchen & Conservatory
- Two Double Bedrooms, Bathroom
- Private Mature Gardens, Summerhouse
- Block Paved Driveway
- Large Garage
- Ecclesbourne School Catchment Area

A fine detached home of style and character backing onto delightful Bluebell Woods enjoying magnificent views over the Derwent Valley and beyond in Ecclesbourne School catchment area.

The property does lend itself for a loft conversion or extension ( subject to planning permission ).

#### The Location

The property is very convenient for both Duffield and Little Eaton villages and occupies a tranquil setting nestling into the hillside of the sought after Eaton Bank and backing directly onto the delightful Bluebell Woods offering some magnificent scenery and walks.

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.

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.

#### Accommodation

##### Ground Floor

##### Porch

6'5" x 4'0" (1.98 x 1.23)

With double glazed entrance door with leaded finish, side matching double glazed window with leaded finish, brick base, quarry tiled flooring, delightful open views and internal original glazed door with leaded finish opening into Entrance Hall.

### Entrance Hall

15'8" x 4'4" (4.79 x 1.33)

With charming solid wood herringbone style flooring, deep skirting boards and architraves, high ceilings, coving to ceiling, radiator and access to roof space (potential loft conversion subject to planning permission).

### Lounge

14'4" x 12'0" (4.38 x 3.68)

With fireplace with surrounds with inset living flame gas fire and raised matching hearth, deep skirting boards and architraves, high ceilings, coving to ceiling, picture rail, radiator, delightful open views, double glazed French door with leaded finish opening onto blocked paved patio, matching side double glazed windows with leaded finish and internal original panelled door.



### Dining Room

12'11" x 11'10" (3.96 x 3.63)

With charming fireplace with surrounds with living flame gas fire and matching raised hearth, deep skirting boards and architraves, high ceiling, charming plate rack, featured matching solid wood herringbone style flooring, radiator, double glazed window with leaded finish and original internal panelled door.



Please note there is excellent potential to knock the dining room into the Kitchen if desired.

### Kitchen

13'1" x 6'11" (4.01 x 2.12)

With porcelain single sink unit with period style mixer tap, base units with drawer and cupboard fronts, tiled splash-backs, wall and base fitted units with matching worktops, built-in Neff four ring gas hob with extractor hood over, built-in Neff double electric fan assisted oven, vinyl tiled effect flooring, high ceilings, radiator, bespoke plate rack, three double glazed windows, double glazed door giving access to rear Conservatory and original internal panelled door.



### Lean-to Conservatory

16'7" x 4'1" (5.07 x 1.27)

With quarry tiled flooring, brick base, double glazed window, double glazed door giving access to landscaped garden, power, electric heater, door giving access to large garage and door giving access to separate Cloakroom.



### Cloakroom

5'0" x 3'9" (1.54 x 1.15)

With wc, wash basin, matching charming quarry tiled flooring and double glazed window.

### Double Bedroom One

13'0" x 12'0" (3.98 x 3.66)

With deep skirting boards and architraves, high ceilings, coving to ceiling, radiator, delightful open views, double glazed window to front with leaded finish and original internal panelled door.



### Double Bedroom Two

11'11" x 10'6" (3.64 x 3.21)

With deep skirting boards and architraves, high ceilings, coving to ceiling, radiator, double glazed window to rear and original internal panelled door.



### Bathroom

8'6" x 8'2" (2.61 x 2.49)

In white with bath with electric shower, fitted wash basin with fitted base cupboard, low level wc, tiled splash-backs, tiled flooring, deep skirting boards and architraves, high ceilings, coving to ceiling, radiator, built-in cupboard housing a combination boiler, two double glazed obscure windows and original internal panelled door.



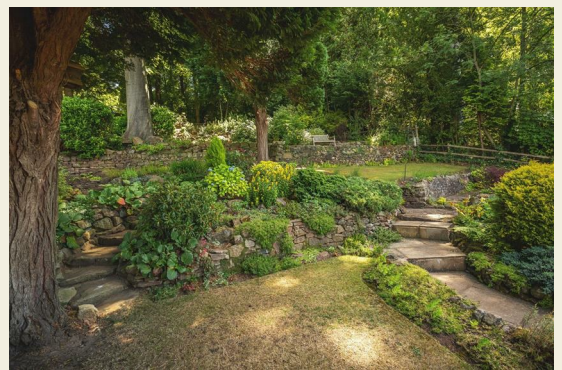


### Front Garden

The property stands in a slightly elevated and prominent position enjoying magnificent 180 degree views across open fields and countryside. The fore-garden is raised with shaped lawns, a varied selection of shrubs and plants with a natural stone retaining wall and block paved pathway leading to the entrance door.

### Rear Garden

Being of major asset and sale to this property is its superb landscaped private garden backing onto Bluebell Woods. The gardens have been carefully well maintained and is a gardener's delight with its many areas of well stocked shrubs, plants and trees. The garden is complemented by raised patios providing pleasant sitting out entertaining spaces and maximising those superb views across the Derwent Valley and beyond.



### Summer House

9'9" x 7'9" (2.98 x 2.37)

Included in the sale.

### Driveway

A block paved driveway provides car standing spaces for two/three cars.



### Large Garage

17'8" x 13'7" (5.39 x 4.16)

With concrete flooring, power and lighting, plumbing for automatic washing machine, separate cold water tap, side double glazed window, side access door and double opening front doors.

### Council Tax - E

Erewash

Ground Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	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.