



3 Bed House - Detached

5 Eaton Close, Allestree, Derby DE22 2FD

Offers Over £399,950 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Traditional Style Bay Fronted Detached Property
- Ecclesbourne School Catchment Area
- Popular Cul-de-Sac Location – Close to Allestree Park
- Lounge & Study
- Kitchen Diner & Separate Dining Room
- Utility/Cloakroom
- Three Bedrooms & Four Piece Family Bathroom
- South Facing Garden
- Block Paved Driveway for Three Vehicles
- Located off Ford Lane – Viewing Essential

ECCLESBOURNE SCHOOL CATCHMENT AREA – A traditionally styled, three bedroom, detached property located in a popular cul-de-sac location situated off Ford Lane within easy reach of beautiful Allestree Park.

The gas central heated and double glazed living accommodation briefly consists on the ground floor: porch, entrance hall with staircase leading to first floor, lounge with French doors opening onto south facing garden, separate study, separate dining room with bay window, fitted kitchen/diner and utility room/cloakroom. The first floor landing leads to three bedrooms and a fitted four piece family bathroom.

To the rear of the property is a south facing, manageable garden with featured composite decked area with pergola.

A block paved driveway provides car standing space for three cars.

The Location

The property occupies a very sought after mature residential location only a short walk away from the delightful Allestree Park and Lake.

Allestree is a very popular residential suburb of Derby, approximately 3 miles from the city centre and provides an excellent range of local amenities including the noted Park Farm shopping centre, excellent local schools and regular bus services. Local recreational facilities include Woodlands Tennis Club, Allestree Park and Markeaton Park together with Kedleston Golf Course.

Excellent transport links are close by and fast access onto the A6, A38, A50 linking to the M1 motorway. The location is convenient for Rolls Royce, Derby University, Royal Derby Hospital and Toyota. Fast access to Duffield, Belper and Derby City Centre.

Accommodation

Ground Floor

Porch

4'10" x 3'10" (1.48 x 1.19)

With half glazed entrance door, large inset door mat, storage cupboards, double glazed windows and half glazed door giving access to entrance hall.

Entrance Hall

11'1" x 6'5" x 6'4" x 3'8" (3.38 x 1.98 x 1.95 x 1.13)

With oak effect laminated flooring, radiator, high ceiling and staircase leading to first floor with attractive balustrade.

Lounge

18'4" x 11'0" (5.61 x 3.36)

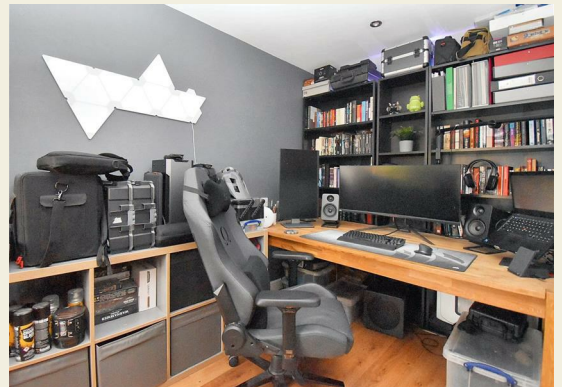
With high ceiling, coving to ceiling, chimney breast with display fireplace alcove, radiator, double glazed French doors opening onto feature raised composite decking and south facing garden.



Study

15'1" x 6'11" (4.61 x 2.12)

With oak effect laminated flooring, radiator, high ceiling, spotlights to ceiling, double glazed window with fitted blind and internal pine panelled door.



Dining Room

12'7" x 11'10" (3.85 x 3.62)

With fireplace, high ceiling, coving to ceiling, radiator, double glazed bay window to front, wall lights and internal pine panelled door.



Kitchen/Diner

14'8" x 11'7" (4.49 x 3.54)

With one and a half stainless steel sink unit with mixer tap, wall and base fitted units with matching black granite worktops, built-in five ring gas hob with concealed extractor hood, built-in double electric fan assisted oven, integrated fridge/freezer, integrated dishwasher, continuation of the black granite worktops forming a useful a breakfast bar area, tile flooring, radiator, high ceiling, spotlights to ceiling, double glazed window with matching granite sill, half glazed door giving access to south facing rear garden and internal pine panelled door.



Utility/Cloakroom

10'5" x 6'5" (3.18 x 1.98)

With single stainless steel sink unit with mixer tap, worktops, base cupboards, plumbing for automatic washing machine, space for tumble dryer, low level WC, tile flooring, central heating boiler, skylight window, understairs storage cupboard, radiator and internal pine panelled door.



First Floor Landing

7'6" x 4'2" (2.30 x 1.29)

With double glazed window to side and access to roof space.

Bedroom One

13'3" x 11'5" (4.05 x 3.48)

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



Bedroom Two

12'0" x 11'3" (3.66 x 3.45)

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



Bedroom Three

7'4" x 6'8" (2.24 x 2.04)

With radiator, high ceiling, double glazed window with aspect to front and internal panelled door.



Family Bathroom

8'7" x 6'7" (2.64 x 2.02)

With bath, fitted washbasin with fitted base cupboard underneath, low level WC, corner shower cubicle with shower, fully tiled walls, tile flooring, high ceiling, spotlights to ceiling, extractor fan, wall mounted mirror medicine cabinet, chrome towel/radiator, two double glazed obscure windows and internal panelled door.



Front Garden

The property is set back from the pavement edge behind a small, well stocked fore-garden.

South Facing Garden Rear Garden

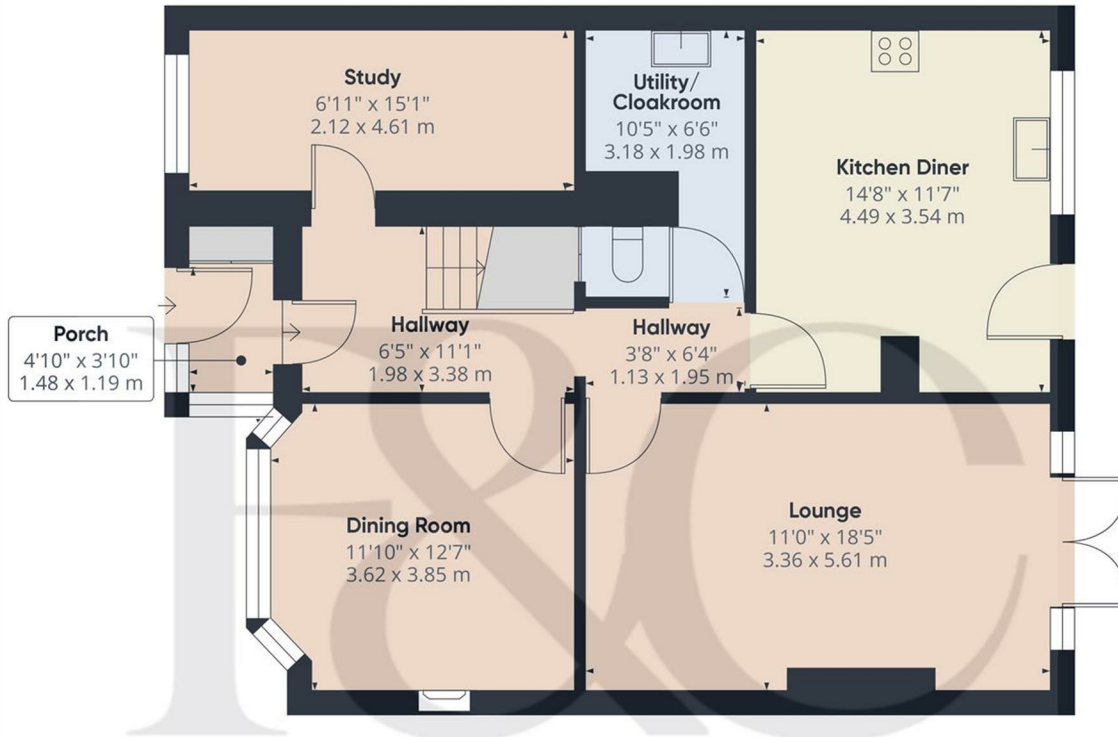
To the rear of the property is a manageable, south facing rear garden laid to lawn with feature raised composite decked area with pergola.



Driveway

A block paved driveway provides car standing space for three vehicles.

Council Tax Band E



Floor 0

Approximate total area⁽¹⁾
814.5 ft²
75.67 m²

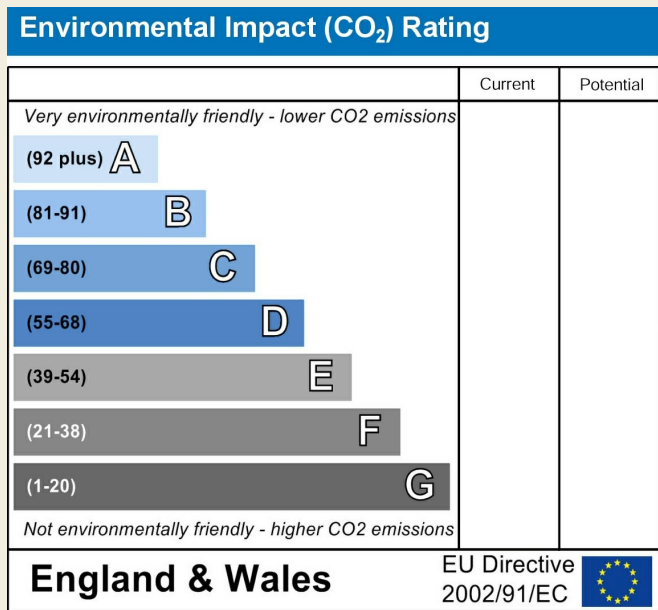
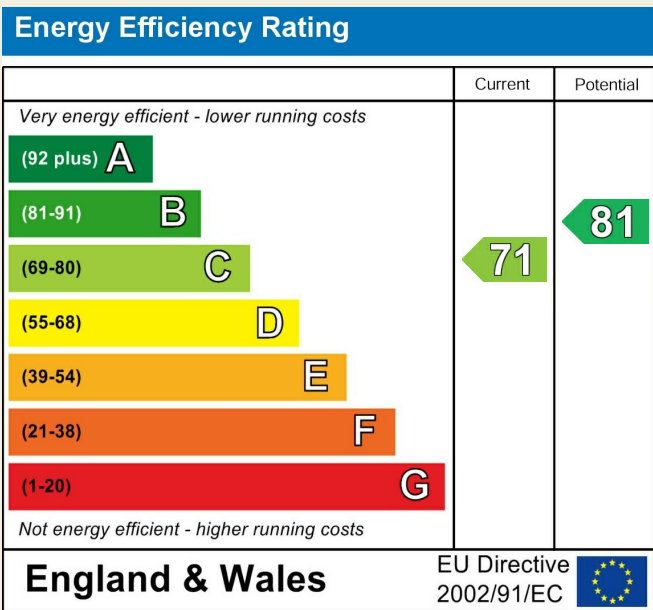
(1) Excluding balconies and terraces

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.

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