



3 Bed House - Semi-Detached

107 Duffield Road, Little Eaton, Derby DE21 5DT

Offers In The Region Of £385,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Well Maintained Semi-Detached Property - Ideal for the Young Family
- Ecclesbourne School Catchment Area
- Beautiful Open Views
- Located Close to the Noted Village Park & Walks in Bluebell Woods
- Lounge with Bay Window
- Living Kitchen/Dining Room
- Utility Room & Cloakroom
- Three Bedrooms & Family Bathroom
- Private South-Westerly Facing Garden & Large Timber Shed
- Driveway for Three/Four Cars

ECCLESBOURNE SCHOOL CATCHMENT AREA - Nestled in the charming village of Little Eaton, this extended semi-detached home on Duffield Road offers a perfect blend of comfort and convenience for the young family seeking a welcoming environment.

The house benefits from a living kitchen/dining room and private garden providing ample space for relaxation and entertaining. The open views from the property enhance its appeal, allowing you to enjoy the beauty of the surrounding countryside right from your home. The generous parking space for up to three/four vehicles adds to the practicality of this residence, making it easy for families with multiple cars.

Situated within the highly regarded Ecclesbourne School catchment area, this home is perfect for families prioritising education. Additionally, the close proximity to the Village Park and the scenic walks in Bluebell Woods offers a wonderful opportunity for outdoor activities and family outings.

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

Ground Floor

Entrance Hall

4'0" x 3'1" (1.22 x 0.96)

With entrance door, radiator and staircase leading to first floor.

Lounge

14'1" x 11'6" (4.31 x 3.51)

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



Storage Cupboard

With double glazed obscure window and internal panelled door.

Living Kitchen/Dining Room

21'2" x 9'7" (6.47 x 2.94)



Dining Area

With wood effect flooring, internal glazed door and open space leading into kitchen area.



Kitchen Area

With single sink with chrome mixer tap, wall and base fitted units with matching worktops, built-in four ring electric hob with extractor hood over, built-in double electric fan assisted oven, integrated dishwasher, built-in wine cooler, matching wood effect flooring, radiator, open space leading into dining area, two double glazed windows and door giving access to private rear garden.



Utility Room

8'9" x 4'4" (2.69 x 1.33)

With fitted worktop, fitted base cupboard, tiled flooring, heated chrome towel rail/radiator, concealed central heating boiler, plumbing for automatic washing machine, space for tumble dryer, double glazed obscure window and internal panelled door.



Cloakroom

3'7" x 3'6" (1.11 x 1.08)

With low level WC, washbasin, matching tiled flooring, feature wallpapered wall, heated chrome towel rail/radiator, double glazed obscure window and internal panelled door.



First Floor

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Landing

With radiator, two double glazed obscure windows and staircase leading to the second floor.

Bedroom Two

9'3" x 7'10" (2.84 x 2.39)

With fitted wardrobes with sliding mirrored doors, pleasant aspect to front, double glazed window and sliding internal panelled door.



Bedroom Three

9'9" x 7'6" (2.99 x 2.31)

With wardrobe recess with clothes rail and base drawers, radiator, double glazed window to rear with pleasant far-reaching views and internal panelled door.



Family Bathroom

8'11" x 7'8" (2.73 x 2.35)

With bath with chrome mixer tap/hand shower attachment, fitted washbasin with chrome fittings with fitted base cupboard underneath, low level WC, separate shower cubicle with chrome fittings including shower, tiled splash-backs, tiled flooring, heated chrome towel rail/radiator, wall mounted mirrored medicine cabinet, double glazed window to rear and internal panelled door.



Second Floor

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Landing

With double glazed window and door leading to bedroom one.

Bedroom One

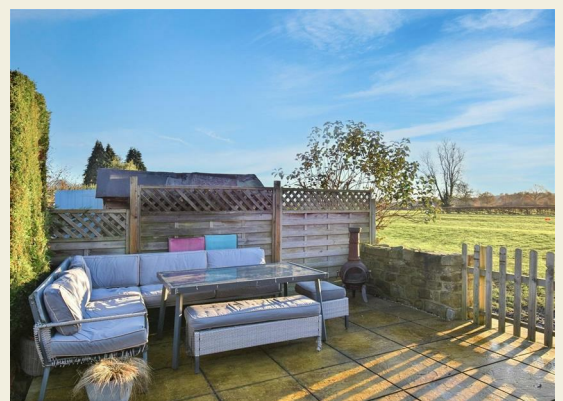
10'7" x 9'1" (3.25 x 2.79)

With fitted wardrobes with sliding doors, radiator, decorative painted beams to ceiling, double glazed Velux window to front with pleasant aspect and double glazed window to rear with fine views across open fields and beyond.



Private Garden

Being of a major asset and sale to this particular property is its lovely, south-westerly facing private garden backing directly onto open fields. The garden has been divided into three areas; the first area accessed from the living kitchen/dining room is a large Indian stone patio/terraced area providing a pleasant sitting out and entertaining space which leads to a second area, laid to lawn and ideal for children to play. Finally, the third area at the bottom of the garden is a raised patio, again providing a pleasant sitting out and entertaining space with fine views over the open fields and beyond.



Large Timber Shed

Providing good storage (included in the sale).



Small Garden Timber Shed

Providing storage (included in the sale).



Driveway

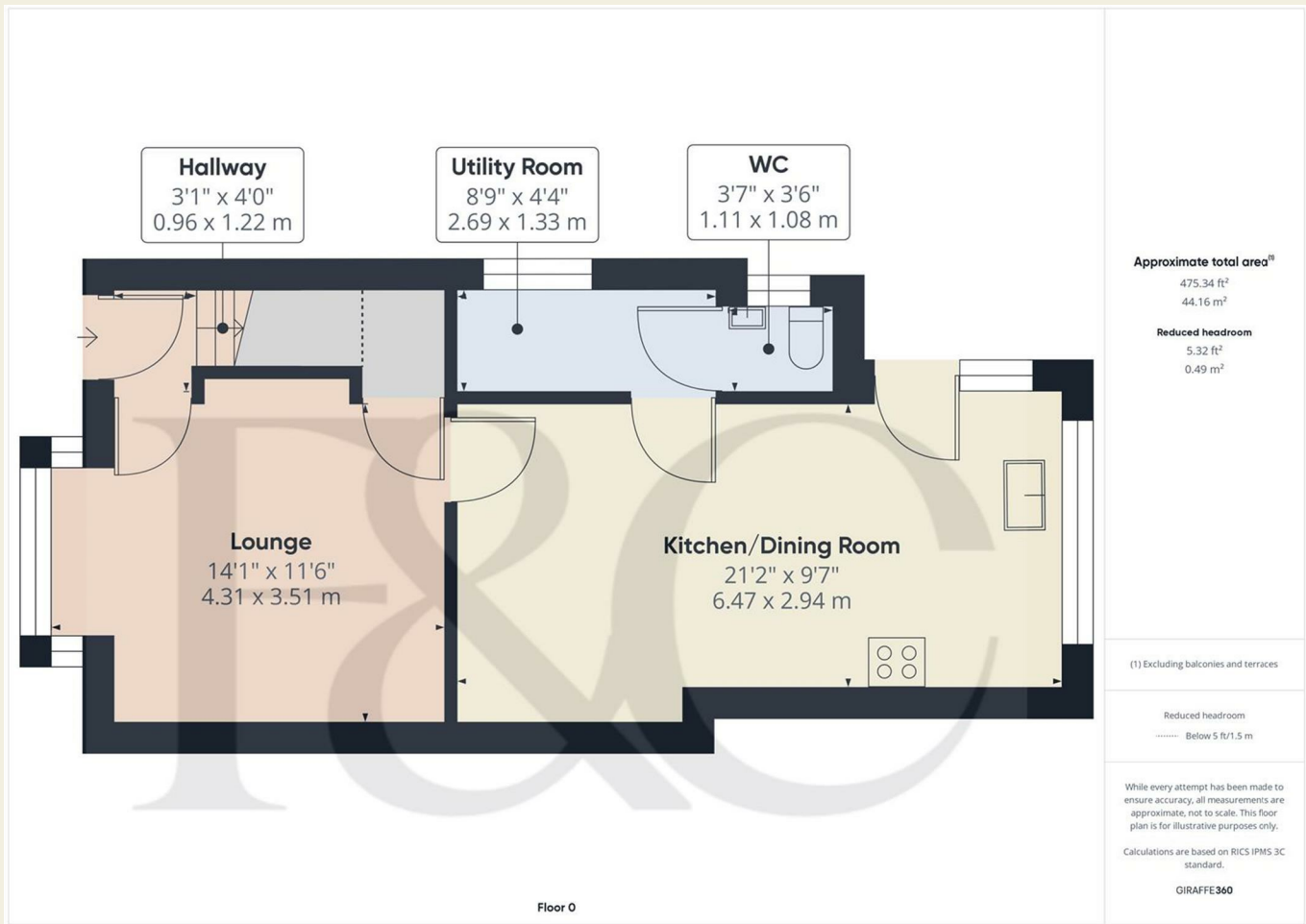
To the front of the property is a large, gravelled driveway with block paved edging providing car standing spaces for three/four cars and electric charging point.



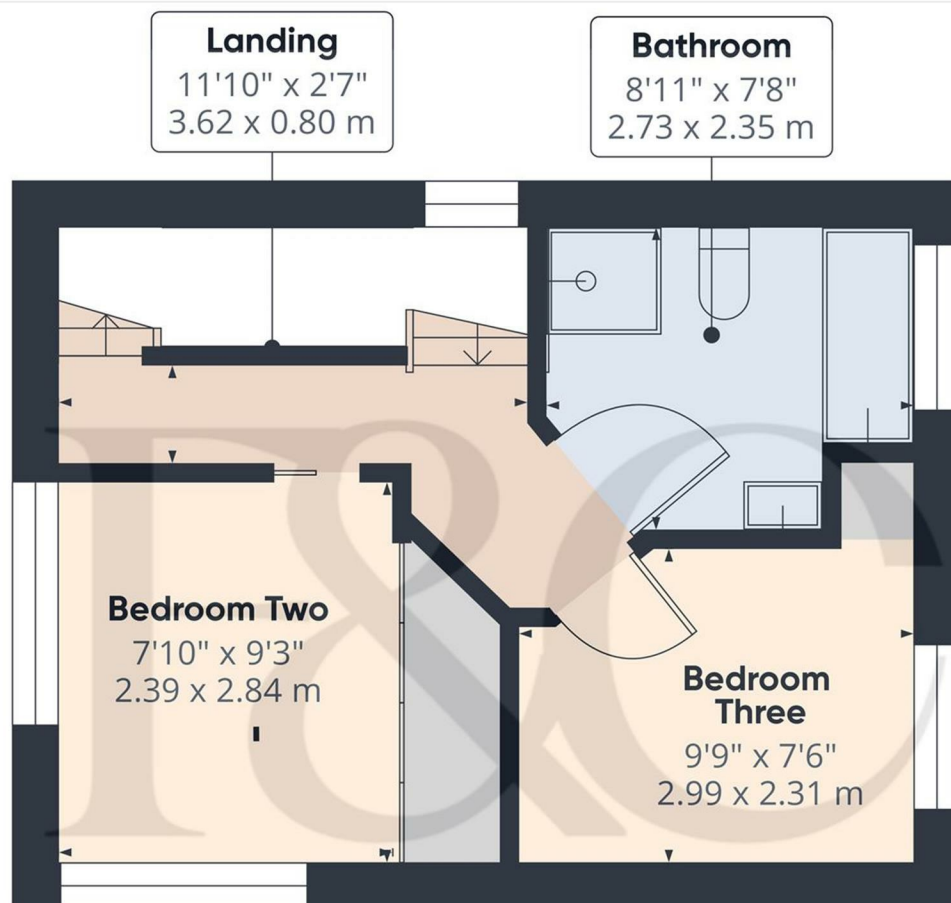
Council Tax - B

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Floor 1

Approximate total area⁽¹⁾
283.31 ft²
26.32 m²

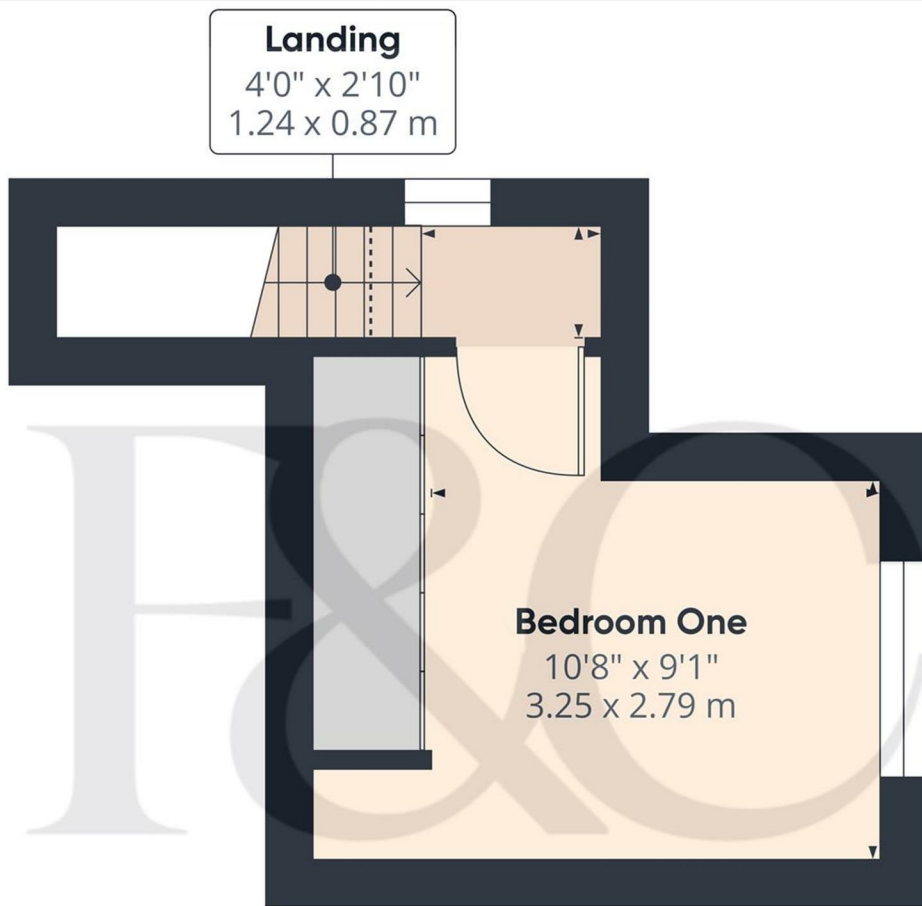
(1) Excluding balconies and terraces

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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Floor 2

Approximate total area⁽¹⁾

153.39 ft²
14.25 m²

Reduced headroom

1.18 ft²
0.11 m²

(1) Excluding balconies and terraces

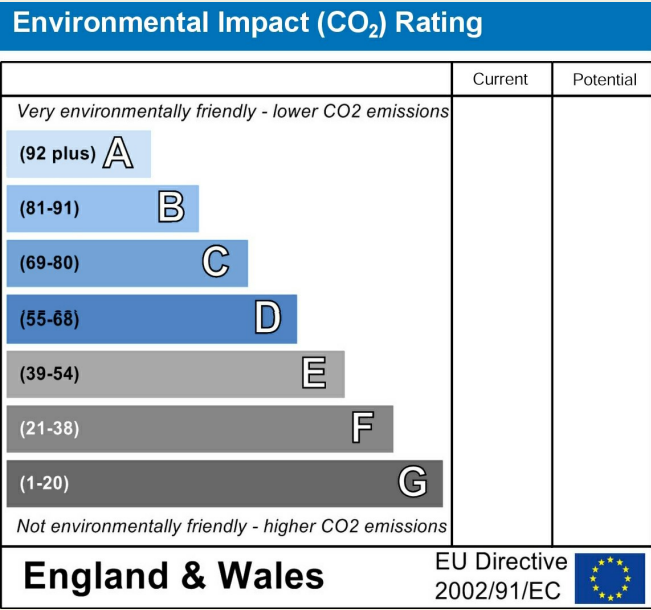
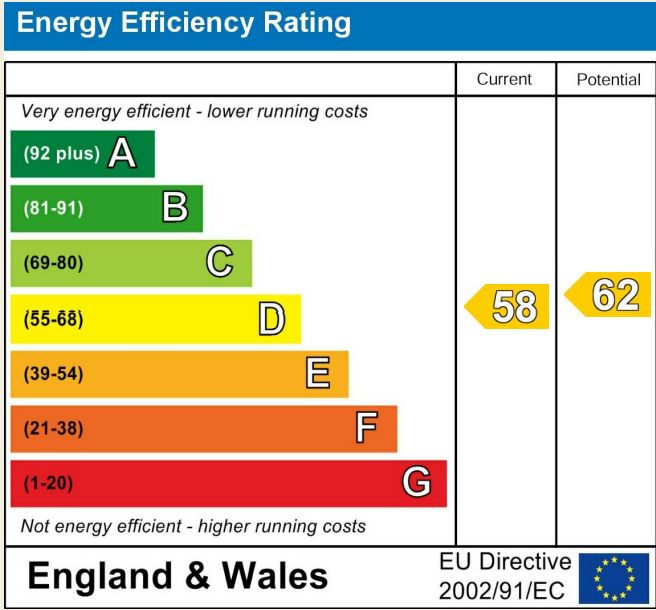
Reduced headroom

Below 5 ft/1.5 m

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