



## 2 Bed House - Semi-Detached

255 Alferton Road, Little Eaton, Derby DE21 5AD

Offers Over £200,000 Freehold



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- No Upper Chain
- Ecclesbourne School Catchment Area
- Double Glazing & Gas Central Heating
- Spacious Lounge/Dining Room
- Galley Style Kitchen
- Two First Floor Bedrooms & Bathroom
- Tiered Garden to Rear with Views
- On Road Car Parking

An attractive, two bedroom, semi-detached, period, residence occupying a fabulous elevated position on Alfreton Road in Little Eaton.

This is an opportunity to acquire an attractive, period, two bedroom, semi-detached residence occupying a sought after location on the outskirts of this highly desirable village.

Sold with the benefit of no upper chain the property is double glazed and gas central heated with spacious lounge/dining room and galley style kitchen. The first floor landing leads to two bedrooms and bathroom.

The property's position, set up from the road behind a stone retaining wall, features front patio and tiered garden to rear with pleasant views back over the house.

#### The Location

Little Eaton is a highly desirable village with a highly regarded primary school and is also within the Ecclesbourne School, Duffield catchment area. The village itself has an excellent range of amenities including post office, shop, restaurants, pubs, garden centre, recreational ground/village hall and church. It is surrounded by attractive open countryside offering an abundance of walks. Little Eaton is very convenient for Derby City centre and nearby Meteor retail park.

#### Accommodation

#### Ground Floor



## Spacious Lounge/Dining Room

17'1" x 12'10" (5.22 x 3.92)

A double glazed entrance door provides access to spacious lounge/dining room, a very light and airy room courtesy of two double glazed windows to front offering views over neighbouring wooded area with feature fireplace with decorative wooden surround and granite hearth and interior with electric fire, central heating radiator, TV aerial point, staircase to first floor and double glazed window to rear.



## Kitchen

13'11" x 4'10" (4.26 x 1.48)

With granite effect worktop, tiled surround, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate electric hob with built-in oven, appliance space suitable for washing machine and fridge freezer, central heating radiator, two double glazed windows to rear and double glazed door to side.



## First Floor Landing

5'4" x 2'11" (1.64 x 0.90)

With useful open storage area and door to airing cupboard housing the gas fired boiler.

### Bedroom One

11'1" x 10'4" (3.38 x 3.16)

With central heating radiator, decorative coving, overstairs storage cupboard and double glazed window to front with pleasant aspect over wooded area.



### Bedroom Two

12'7" x 5'4" (3.85 x 1.63)

With central heating radiator and double glazed window to rear overlooking garden.



### Bathroom

7'3" x 5'10" (2.23 x 1.78)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, panelled bath with shower over, central heating radiator, decorative coving and double glazed window to front.

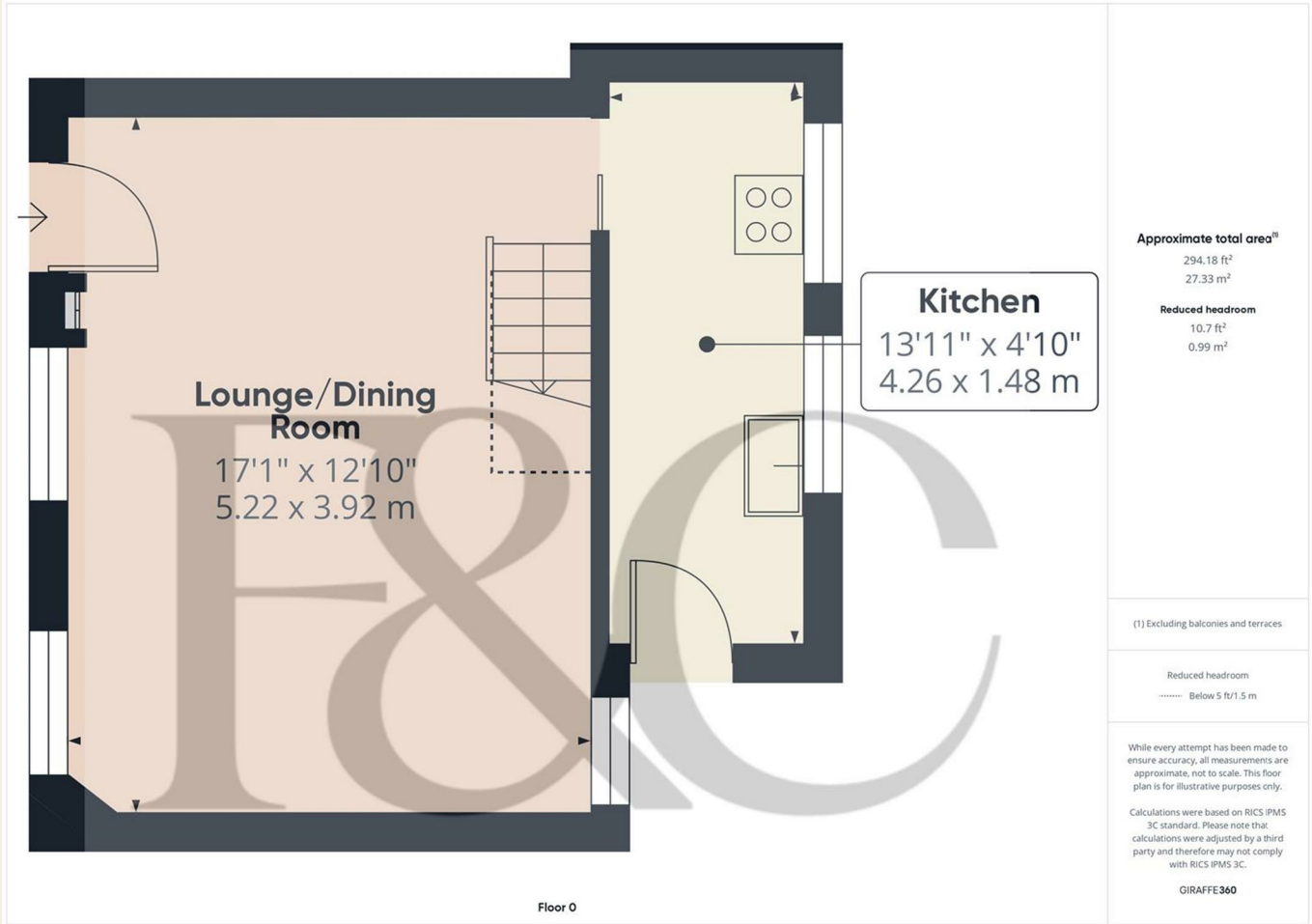


## Outside

The property occupies a fabulous elevated position on Alfreton Road set up behind an attractive stone retaining wall with steps leading to the front door and a pleasant outdoor space with views over the neighbouring woodland. To the rear steps lead up to a tiered garden with lawn areas, well-established borders and pleasant views back over the house.

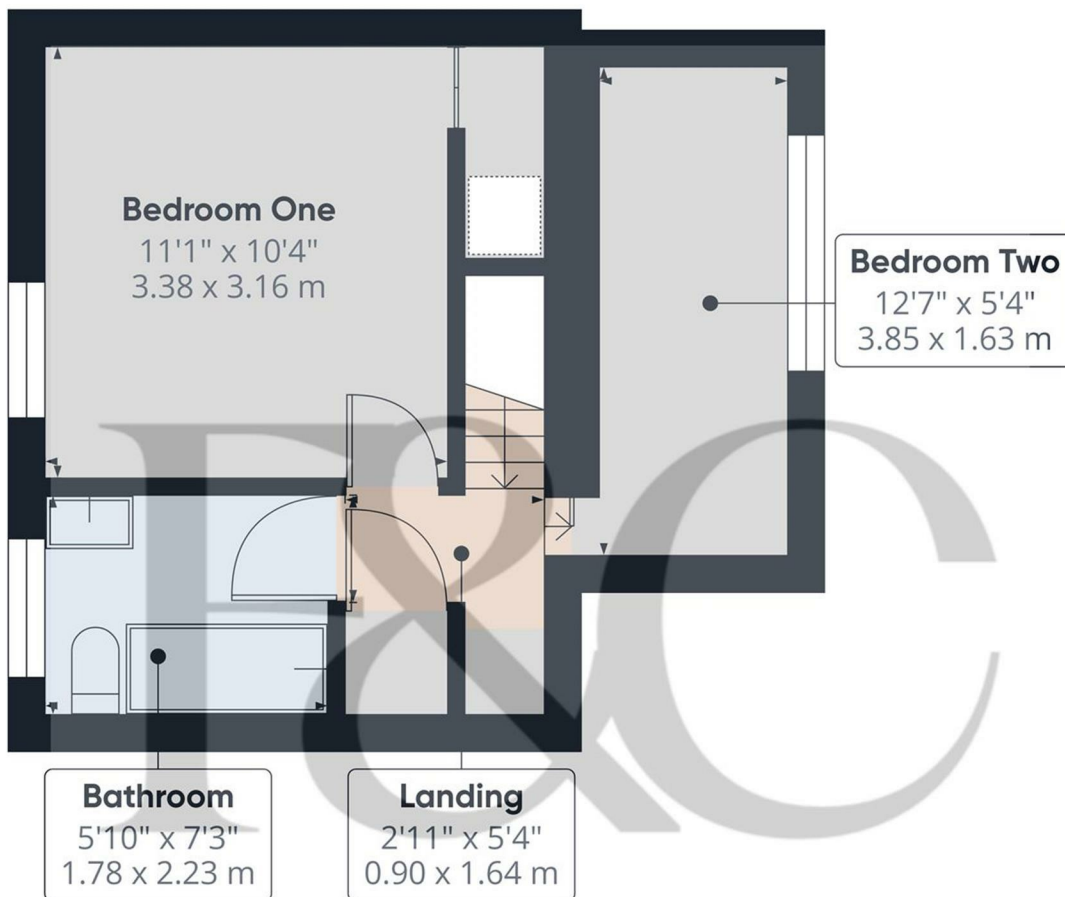
## Council Tax Band B





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Floor 1

Approximate total area<sup>(1)</sup>  
263.93 ft<sup>2</sup>  
24.52 m<sup>2</sup>


(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 