



3 Bed Bungalow - Detached

Rivendell, 4 Alfreton Road, Coxbench, Derby DE21 5BA
Offers Around £375,000 Freehold



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- Highly Appealing Detached Bungalow
- Ecclesbourne School Catchment Area
- Spacious Lounge/Dining Room
- Fitted Kitchen with Built-In Appliances
- Sun Room/Conservatory
- Three Bedrooms
- Fitted Four Piece Bathroom
- Private Generous Well-Stocked Gardens
- Block Paved Driveway
- Garage with Electric Door

This highly appealing detached bungalow offers a perfect blend of comfort and convenience. The bungalow has good access to Little Eaton, Holbrook and Duffield. It is also well-placed for delightful countryside walks close by, including Drum Hill and Bluebell Woods.

The well maintained accommodation offers storm porch, entrance hall, spacious lounge/dining room, fitted kitchen with built-in appliances, conservatory, cloakroom, three bedrooms (bedroom 3/study) and fitted four-piece bathroom.

The private, well-stocked gardens, which offer a tranquil outdoor space for gardening enthusiasts. The gardens are complemented by a block-paved driveway and leads to a garage with electric door.

Three noted golf course at Horsley, Morley and Breadsall are just only 3 miles away.

The Location

Coxbench is a very sought after North Derbyshire hamlet with a popular public house and is approximately three quarters of a mile from Holbrook, one mile from Little Eaton and three miles from Duffield. Both the latter villages provide a wide selection of amenities and recreational facilities including bowling, squash, tennis and the noted Chevin Golf Course at Duffield. The property is also close to three noted golf courses and country clubs at Horsley, Morley and Breadsall. Excellent educational facilities are close at hand with Little Eaton Village Primary School and Holbrook Village Primary School. This property also falls within the noted Ecclesbourne School catchment. The City of Derby lies approximately five miles to the south with fast access onto the A38 leading to the M1 motorway.

Accommodation

Storm Porch

With double glazed door opening into entrance hall and sensor ceiling lights.



Entrance Hall

14'7" x 6'9" x 4'10" x 3'9" (4.46 x 2.08 x 1.49 x 1.15)

With high ceilings, two radiators, built-in storage cupboard providing storage with shelving and access to roof space.



Lounge/Dining Room

24'8" x 11'10" (7.54 x 3.61)



Lounge Area

With limestone fireplace incorporating log burning stove with raised limestone hearth, high ceiling, coving to ceiling, open space leading to dining area, radiator, double glazed window with fitted blind to front, private aspect to front and internal oak veneer glazed door with chrome fittings.



Dining Area

With radiator, high ceiling, double glazed sliding door opening onto sun patio and private rear garden.



Kitchen

10'2" x 8'11" (3.11 x 2.72)

A well-appointed fitted kitchen with inset sink with chrome mixer tap, wall and base fitted units with attractive matching quartz worktops, built-in induction hob with concealed extractor hood, built-in electric fan assisted oven, built-in combination microwave oven, integrated fridge, integrated freezer, high ceiling, radiator, coving to ceiling, spotlights to ceiling, double glazed window overlooking private rear garden, oak veneer glazed door with chrome fittings and double glazed door giving access to conservatory.



Pantry Cupboard

A useful cupboard with fitted shelving.

Sun Room/Conservatory

10'7" x 9'9" (3.23 x 2.98)

With plumbing for automatic washing machine, double glazed windows, boiler, double glazed door giving access to private garden, integral door giving access to garage and integral door giving access to cloakroom.



Cloakroom

5'4" x 2'10" (1.65 x 0.87)

With low level WC, corner wash basin, tile splashbacks, extractor fan, spotlights to ceiling and electric heater.

Bedroom One

11'10" x 8'10" (3.62 x 2.71)

With radiator, coving to ceiling, high ceiling, double glazed window to rear and internal oak veneer door with chrome fittings.



Bedroom Two

11'3" x 9'0" (3.44 x 2.76)

With high ceiling, coving to ceiling, radiator, private aspect to front, double glazed window with fitted blind and internal oak veneer door with chrome fittings.



Bedroom Three/Study

11'4" x 6'5" (3.46 x 1.96)

With high ceiling, coving to ceiling, radiator, fitted shelving, double glazed window with fitted blind to front, private aspect to front and internal oak veneer door with chrome fittings.



Bathroom

9'1" x 6'8" (2.78 x 2.05)

A four piece bathroom in white with a bath with chrome fittings, pedestal wash handbasin, low level WC, separate corner shower cubicle with electric shower, tile splashbacks, high ceiling, coving to ceiling, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator, mirror, double glazed window and internal oak veneer door with chrome fittings.



Roof Space

Via a loft ladder, insulated, boards for storage, light and power.

Front Garden

The property is set well back behind a deep, lawned fore-garden with a varied selection of shrubs, plants and tree.



Rear Garden

To the rear of the property and being of a major asset in sale to this particular property is it's generous size, private, not-overlooked rear garden. The garden enjoys wide shaped lawns, a varied selection of shrubs, plants and raised sun patio providing a pleasant sitting out and entertaining space.



Covered Log Store



Wheelie Bin Store & Covered Oil Tank

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Driveway

A block paved driveway provides car standing spaces for two/three cars, approached by twin brick pillars with black painted wrought iron gates.



Garage

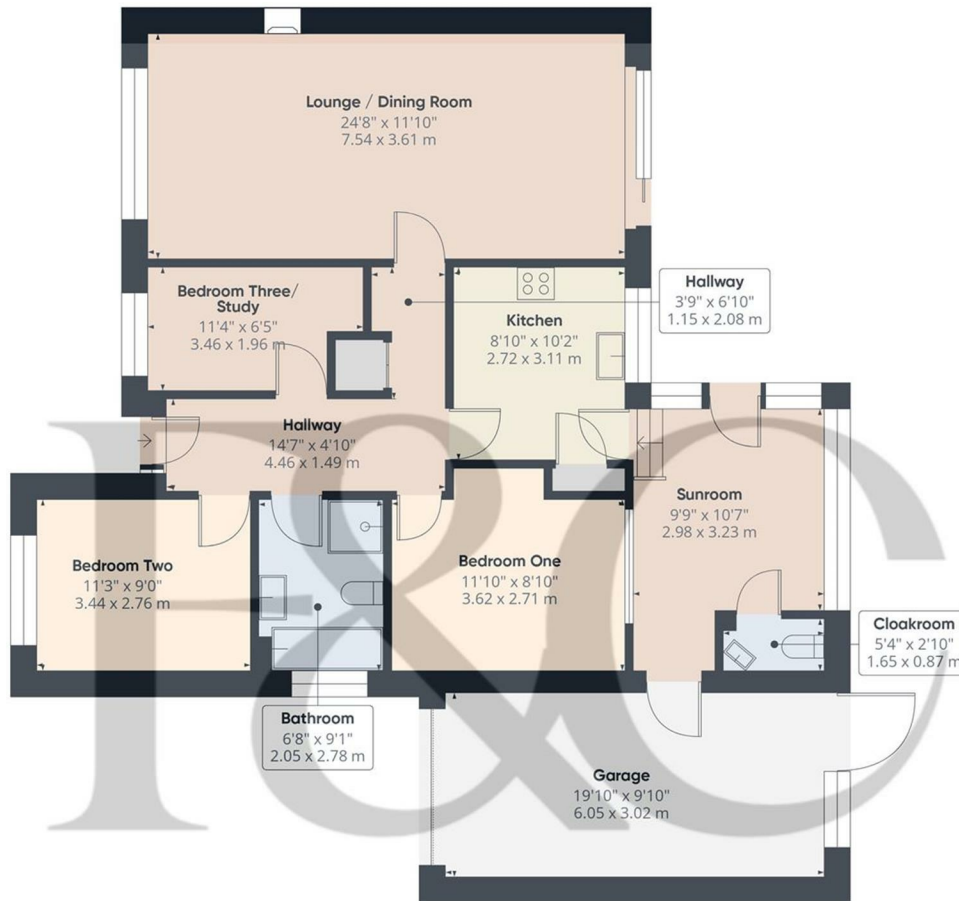
19'10" x 9'10" (6.05 x 3.02)

With concrete floor, power, lighting, large workshop, shelving, double glazed window, rear personnel door, integral door giving access to property and electric up and over front door.



Council Tax Band D






Approximate total area⁽¹⁾
 1170 ft²
 108.8 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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