

Fletcher & Company

111b Duffield Road, Little Eaton, Derby, Derbyshire,
DE21 5DT

Offers Around £679,950

Freehold



- Ecclesbourne School Catchment Area
- Comprehensively Extended
- Ideal for a Family
- Versatile Accommodation
- Stunning Open Plan Living Kitchen
- Four/Five Bedrooms & Three Bathrooms
- Private Beautiful Gardens
- South Westerly Rear Aspect
- Good Sized Driveway
- Close To Noted Park & Walks In Bluebell Woods





Summary

ECCLESBOURNE SCHOOL CATCHMENT AREA & CLOSE TO PARK - This is a superbly appointed four/five bedroom, extended, detached residence occupying a prime location in the sought after village of Little Eaton.

This is a particularly well-appointed residence which offers versatile accommodation comprising porch, entrance hall with staircase to first floor with feature balustrade, snug to front, fabulous open plan living kitchen with lounge area, dining area and high specification fitted kitchen with integrated appliances, sunroom offering views over the fabulous garden, ground floor bedroom/study with en-suite shower room off and utility room situated to the rear of the converted garage. The first floor accommodation features a large principle bedroom with en-suite shower room, three further bedrooms and a shower room.

The property is positioned on Duffield Road, set back behind an attractive stone wall, incorporating fore-garden and tarmac driveway providing ample off-road parking/car standing. Access to the rear can be gained by a gate to the side. We would also point out that the property benefits from CCTV, security lighting and a burglar alarm. To the rear of the property is a most impressive, extremely well-stocked garden featuring a stone terrace, accessible off the sunroom and ground floor bedroom/study. This leads to an extremely well-manicured lawn and beautifully stocked borders with a varied selection of flowering plants, shrubs and trees. To the foot of the garden are a selection of raised beds, fruit trees, vegetable plot, two greenhouses and timber shed.

F&C

The Location

Little Eaton is a highly desirable village located just a short drive from Derby City centre. The village benefits from a reputable primary school and is in the catchment area for Ecclesbourne Secondary school located in Duffield. The village itself features an impressive open green space incorporating cricket ground, tennis courts, crown green bowling and children's play area as well as the village hall. Facilities in the village include a shop, cafe, restaurants, butchers, pharmacy, garden centre, coffee shop and a selection of popular pubs. Easy access can be gained to surrounding open countryside for delightful walks. Access is easily gained to excellent transport links.

Accommodation

Ground Floor

Porch

9'10" x 4'4" (3.01 x 1.33)

A panelled and double glazed entrance door with double glazed sidelights provides access to porch with stylish central heating radiator, tiled flooring, integral door to garage which also houses the utility, recessed ceiling spotlighting and double glazed door to hallway.

Entrance Hall

11'8" x 6'10" (3.56 x 2.10)

Having a central heating radiator, oak flooring, stylish staircase to first floor with feature oak and glass balustrade, recessed ceiling spotlighting and double glazed window to front.



Snug

12'1" x 11'4" (3.70 x 3.46)

With central heating radiator, recessed ceiling spotlighting, oak flooring and double glazed windows to side and front.



Stunning Open Plan Living Kitchen
23'6" x 19'4" (7.18 x 5.90)



Lounge Area

Having Karndean flooring, recessed ceiling spotlighting, central heating radiator and large double glazed window offering fabulous views over the beautiful garden.



Dining Area

With Karndean flooring, recessed ceiling spotlighting and central heating radiator.



High Specification Fitted Kitchen

Featuring an extensive range of quartz worktops with matching upstands, large feature island incorporating breakfast bar, inset induction unit with extractor, fabulous range of stone effect cupboards and drawers, wall mounted shelving with underlighting, inset Blanco one and a half sink unit with mixer tap, integrated appliances including Smeg oven, combination oven and warming drawer, integrated fridge, freezer, dishwasher and wine fridge, double glazed window to side and door to ground floor bedroom/study.



Sunroom

9'6" x 6'8" (2.90 x 2.05)

A beautiful, light and airy room with a south westerly aspect featuring a pitched roof with two double glazed Velux windows, further double glazed windows to side, bifold doors to garden, central heating radiator, TV and aerial points and continuation of the Karndean floor covering.



Ground Floor Bedroom/Study

10'10" x 6'11" (3.32 x 2.11)

With central heating radiator, recessed ceiling spotlighting, Karndean flooring and double glazed bifold door to garden.

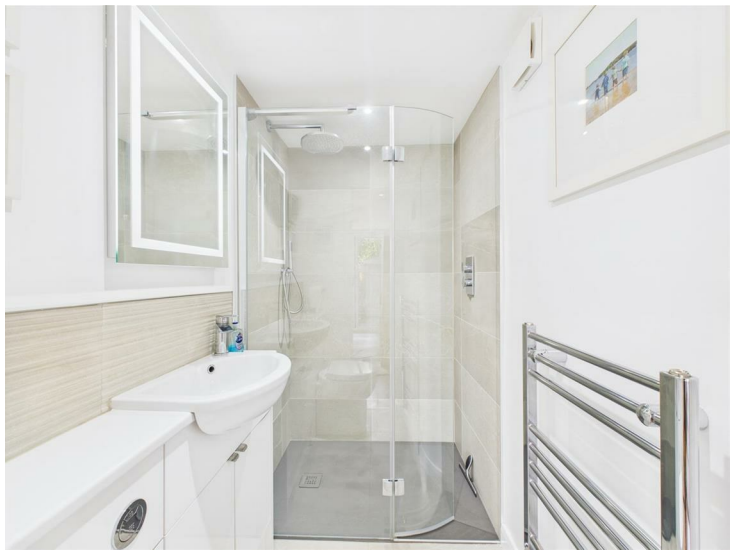


En-Suite Shower Room

6'7" x 3'11" (2.01 x 1.21)

A white suite comprising low flush WC, vanity unit with wash handbasin, walk-in shower cubicle, chrome towel radiator and recessed ceiling spotlighting.

Please note this ground floor bedroom and en-suite would provide an ideal accommodation for a teenager/dependent relative. The utility room is located at the back of the garage. This could be changed into a kitchen providing self-contained annex accommodation.



Utility Room

8'3" x 7'0" (2.53 x 2.15)

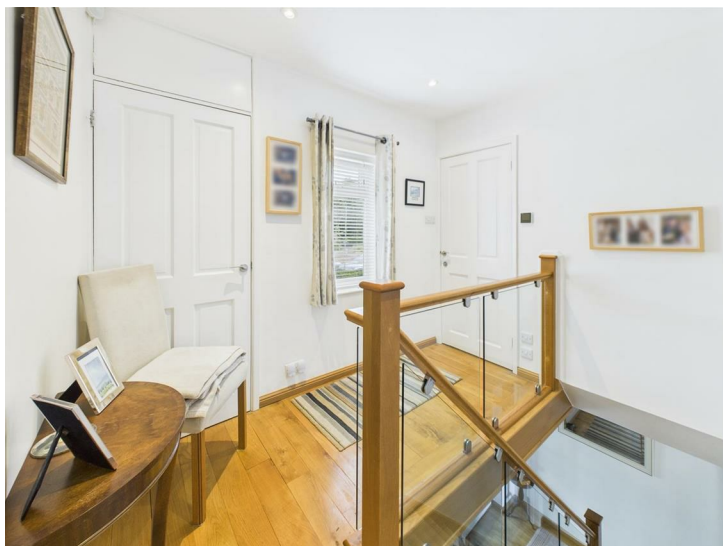
As mentioned this sits to the rear of the garage and features wood effect worktops with matching up stands, inset one and a quarter sink unit With mixer tap, fitted base cupboard and drawers, complementary wall mounted cupboards, appliance spaces suitable for freezer, washing machine and tumble dryer and central heating radiator.



First Floor Landing

19'7" x 2'7" (5.98 x 0.79)

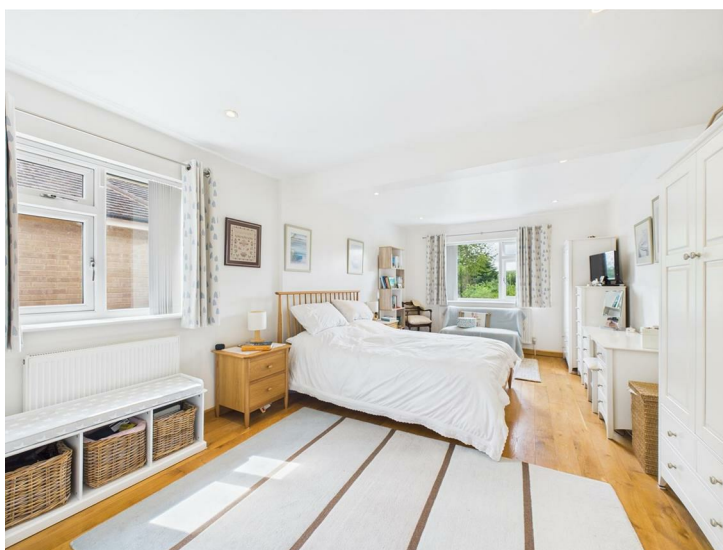
With a continuation of the feature oak and glass balustrade, useful storage cupboard, recessed ceiling spotlighting, oak flooring, access to loft space and double glazed window to front.



Large Principle Bedroom

23'3" x 11'0" (7.11 x 3.36)

Having two central heating radiators, oak flooring, recessed ceiling spotlighting and double glazed windows to side and rear, the latter offering fabulous views over the garden and views towards Quarndon in the distance.



En-Suite Shower Room

6'2" x 4'0" (1.90 x 1.23)

Appointed with a low flush WC, vanity unit with wash handbasin and cupboard beneath, walk-in shower cubicle, chrome towel radiator and recessed ceiling spotlighting.



Bedroom Two

11'5" x 9'6" (3.49 x 2.92)

Having a central heating radiator, oak floor covering, and double glazed window to rear with view.



Bedroom Three

12'1" x 8'5" (3.69 x 2.59)

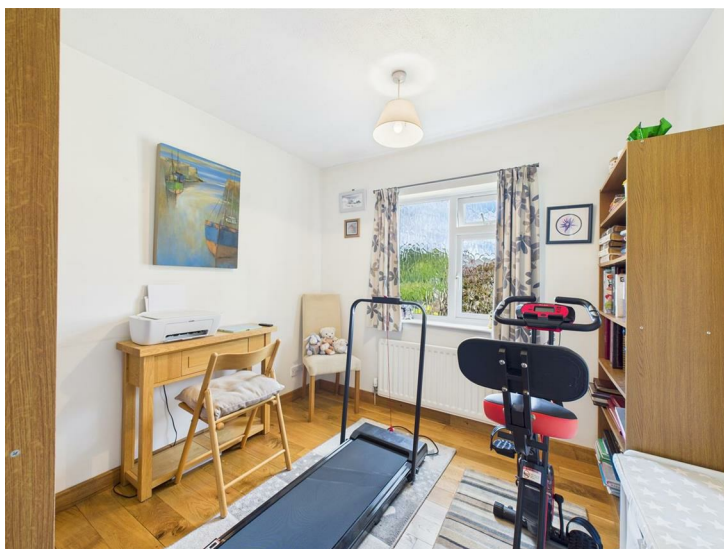
With central heating radiator, oak floor covering and double glazed window to front.



Bedroom Four

8'10" x 8'4" (2.70 x 2.56)

With central heating radiator, oak floor covering and double glazed window to side.



Well-Appointed Shower Room

6'9" x 5'6" (2.07 x 1.69)

Appointed with a white suite comprising low flush WC, vanity unit with wash handbasin and cupboard beneath, walk-in shower cubicle, chrome towel radiator, recessed ceiling spotlighting and double glazed window to front.



Outside

To the front of the property is a tarmac driveway providing ample car standing and access to the partially converted garage. The front section has power and lighting and provides excellent storage. There is a pleasant fore-garden with stone wall incorporating herbaceous and slate chipping borders with mature trees, plants and shrubs. Access to the rear can be gained down the side of the property.

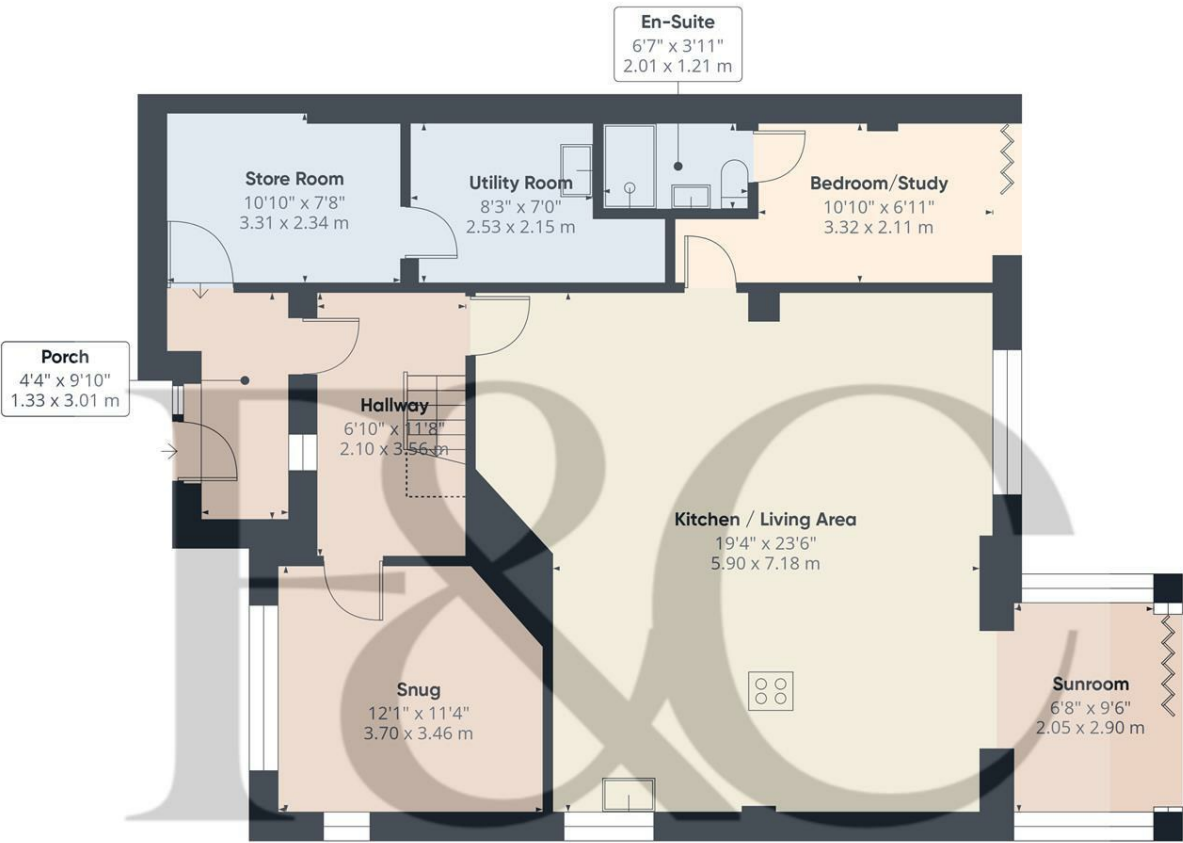
To the rear of the property is an extremely well-stocked garden featuring extensive stone patio immediately off the sunroom and ground floor bedroom/study. A well-manicured lawn bounded to either side by a plethora of incredibly well-stocked borders containing a truly varied selection of flowering plants, specimen plants, shrubs and mature trees. This is bounded by an attractive stone wall to one side and beech hedging. A pathway runs to the side of the lawn and leads to a further section of garden featuring raised beds, vegetable plot, fruit trees, two greenhouses and two timber sheds. The garden is a particular feature of the sale with a pleasant south westerly aspect and must be seen to be fully appreciated.



Council Tax Band E







Floor 0

Approximate total area[®]

1107 ft²
102.7 m²

Reduced headroom

14 ft²
1.3 m²

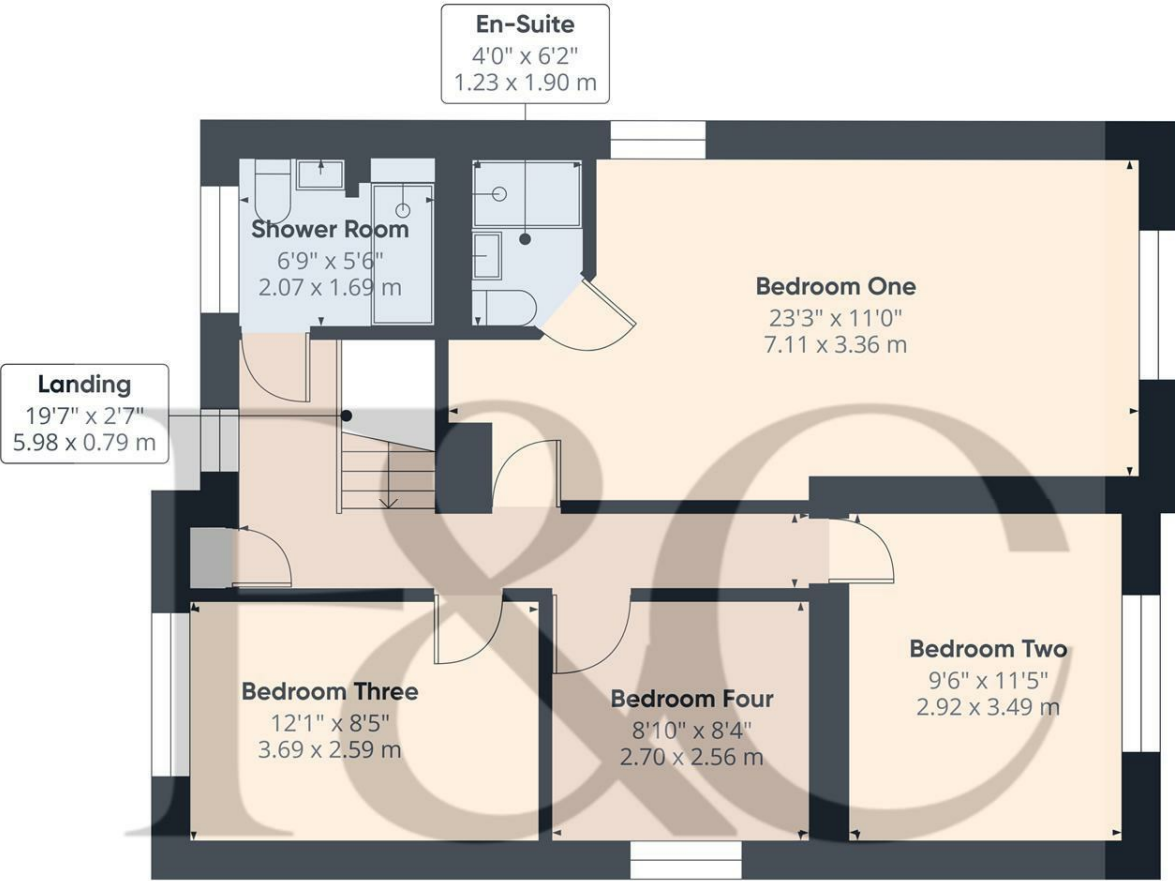
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1

Approximate total area[®]

672 ft²
62.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Duffield Office

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390

duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558

derby@fletcherandcompany.co.uk

Willington Office

3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500

willington@fletcherandcompany.co.uk

111b Duffield Road
Little Eaton
Derby
Derbyshire
DE21 5DT

Council Tax Band: E

Tenure: Freehold

