



2 Bed House - Detached

10 Station Road, Little Eaton, Derby DE21 5DN
Offers Around £300,000 Freehold



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**Fletcher
& Company**

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- Traditional Bay Fronted Detached Property - No Chain Involved
- Ecclesbourne School Catchment Area
- Potential to Extend (Subject to Planning Permission)
- Prime Location in Little Eaton - Close to Noted Village Park & Local Shops, Bus Services
- Gas Central Heating & Double Glazing
- Lounge & Living Kitchen/Dining Room
- Utility & Downstairs Cloakroom/WC
- Two Double Bedrooms & Family Bathroom
- Private Gardens
- Driveway & Garage Space (Subject to Planning Permission)

ECCLESBOURNE SCHOOL CATCHMENT AREA - Nestled in the charming village of Little Eaton, this traditional detached house on Station Road offers a perfect blend of comfort and potential. The property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking a peaceful retreat.

The potential to extend the property, subject to planning permission, offers exciting possibilities for those looking to create their dream home.

Situated close to the noted village park, residents can enjoy the beauty of the outdoors, with lovely green spaces just a stone's throw away. The vibrant community of Little Eaton provides a range of local amenities, ensuring that everything you need is within easy reach including regular bus services and walks in the nearby Bluebell Woods.

With no chain involved, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to downsize, this charming home presents an excellent opportunity to embrace a tranquil lifestyle in a sought-after area.

The Location

Little Eaton is a very popular village location situated five miles north of Derby City centre and offers a good range of local amenities to include Co-Op Store, newsagent/cafe, butcher, chemist, public houses, historic church and regular bus services. Little Eaton is well known for its Village Primary School and is within the noted Ecclesbourne Secondary School catchment area.

Local recreational facilities are on St Peter's Park to include football, cricket, tennis courts, green bowls, children's playground and leisure pavilion. Drum Hill and Bluebell Woods provide delightful scenery and walks. Easy access on to the A6, A38, A50 leading to the M1 motorway.

Accommodation

Ground Floor

Storm Porch

With double glazed entrance door opening into entrance hall.

Entrance Hall

6'2" x 2'8" (1.89 x 0.82)

With deep skirting boards and architraves, high ceilings, coat hangers, radiator and staircase leading to first floor.

Lounge

12'11" x 10'4" (3.94 x 3.15)

With deep skirting boards and architraves, high ceilings, radiator, double glazed bay window to front enjoying a pleasant outlook over a charming, character, period home it's lovely, high stone, retaining wall and internal panelled door.



Kitchen/Dining Room

13'7" x 10'8" (4.15 x 3.26)

With one and a half stainless steel sink unit with mixer tap, a range of fitted base cupboards, matching worktops, built-in four ring electric hob with built-in electric fan assistant oven, extractor hood, wall mounted combination boiler, wood flooring, deep skirting boards and architraves, high ceilings, radiator, two internal single glazed windows, half glazed door giving access to utility room, double glazed window and internal panelled door.



Pantry/Understairs Cupboard

9'5" x 2'10" (2.88 x 0.88)

With shelving, double glazed window and internal panelled door.

Utility

8'4" x 6'9" (2.55 x 2.07)

With one and a half stainless steel sink unit with mixer tap, worktop, plumbing for automatic washing machine, space for tumble dryer, radiator, double glazed window and double glazed side access door.

Cloakroom

4'4" x 2'11" (1.34 x 0.90)

With low level WC.



First Floor Landing

With deep skirting boards and architraves, high ceilings, access through space and double glazed side window.

Double Bedroom One

13'7" x 13'0" (4.16 x 3.97)

With deep skirting boards and architraves, high ceilings, radiator, double glazed window with a pleasant outlook to the front across a charming, character, period home and it's lovely, high stone, retaining wall and internal panelled door.



Double Bedroom Two

10'7" x 8'1" (3.25 x 2.48)

With deep skirting boards and architraves, high ceilings, radiator, double glazed window with private aspect to rear and internal panelled door.



Family Bathroom

7'2" x 5'2" (2.20 x 1.58)

With bath with chrome mixer tap/shower attachment with shower screen door, pedestal wash handbasin, low level WC, tiled splashback, tiled flooring, deep skirting boards and architraves, high ceilings, extractor fan, radiator, double glazed obscure window and internal panelled door.



Front Garden

The property is set back behind a natural stone wall and fore-garden and enjoys a pleasant outlook to the front across a charming, character, period home and it's lovely, high stone, retaining wall.

Side Garden

Laid to lawn.



Rear Garden

A private garden laid to lawn with raised decking area.



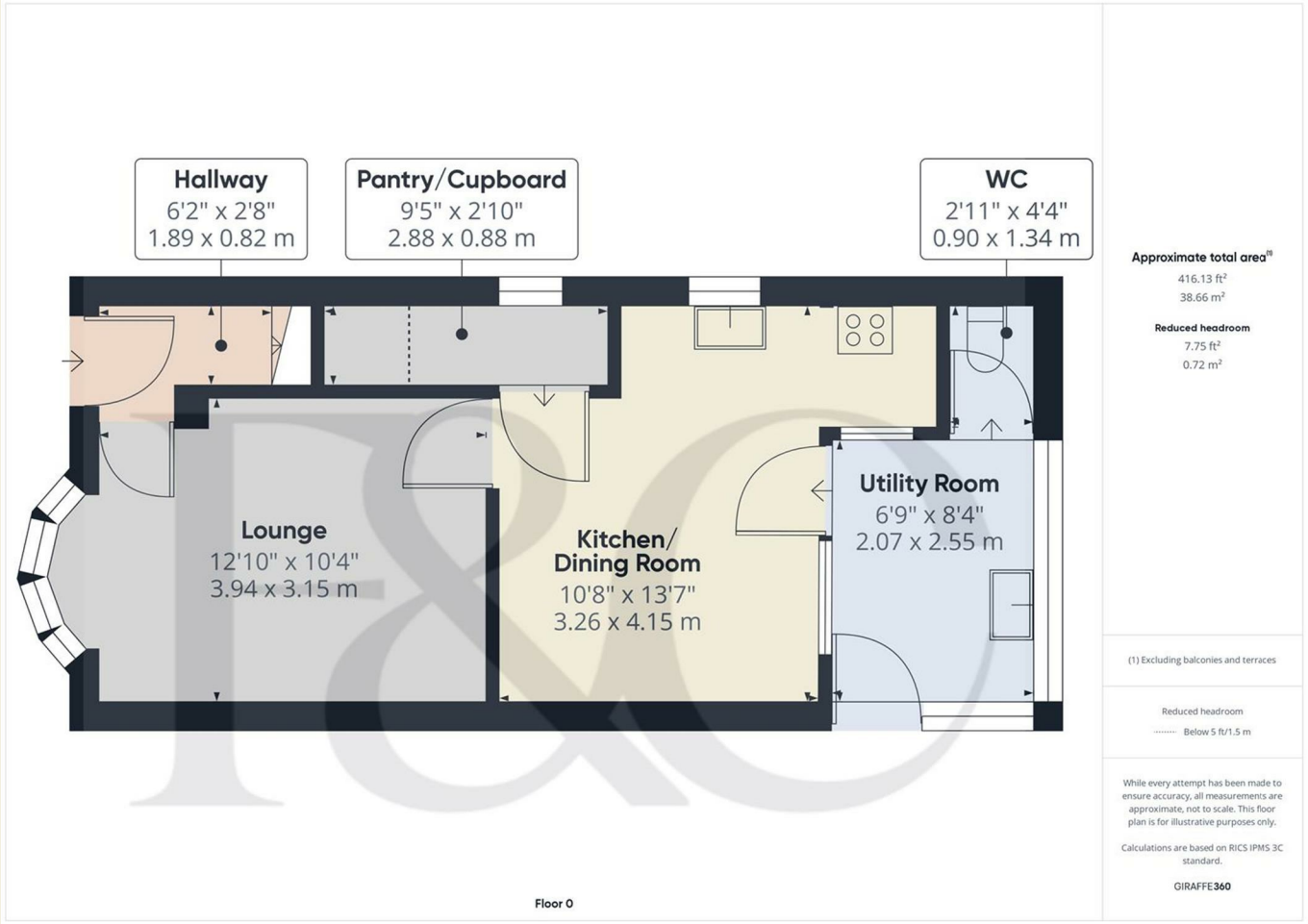
Driveway

A driveway provides car standing space for two vehicles.

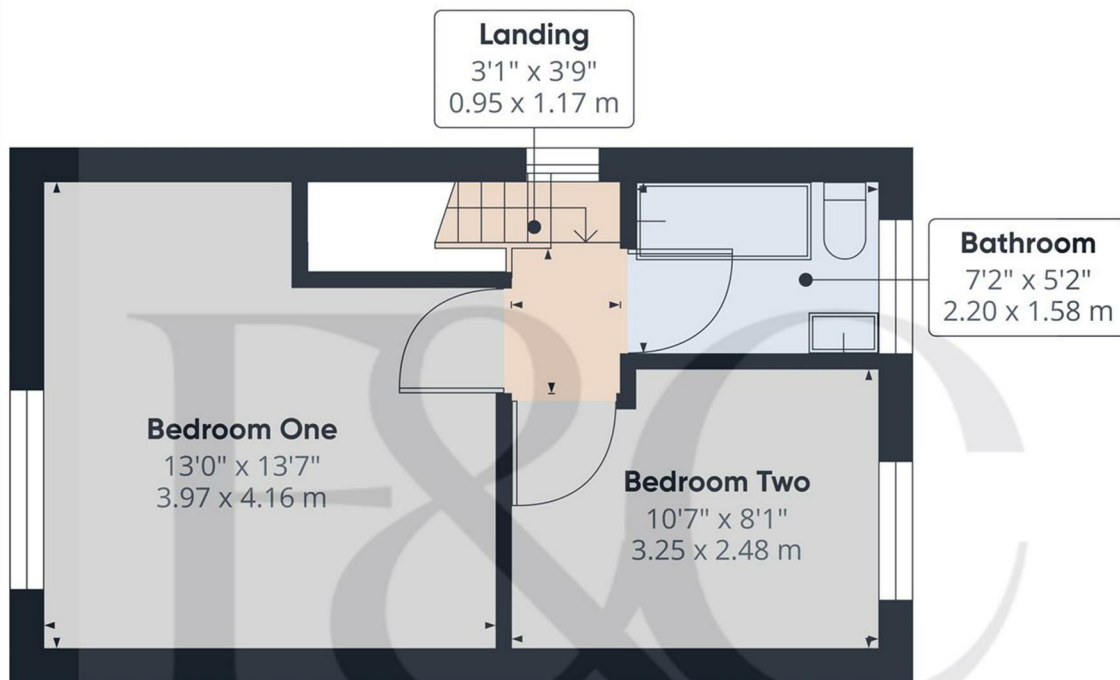


Garage Space

There is garage space (Subject to planning permission)



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Approximate total area⁽¹⁾
297.95 ft²
27.68 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.


GIRAFFE360

Floor 1

Energy Efficiency Rating

| | Current | Potential |
|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| | 56 | 87 |
| England & Wales | EU Directive 2002/91/EC  | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|--|---|-----------|
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
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| | | |
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