



## 2 Bed Bungalow - Detached

2 Park View, Little Eaton, Derby DE21 5AW

Offers Around £475,000 Freehold



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**Fletcher  
& Company**

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- Individual Detached Bungalow
- Ecclesbourne School Catchment Area
- Cul-de-Sac Location - Close To Amenities
- Lounge & Conservatory
- Breakfast Kitchen & Utility
- Two Double Bedrooms & Two Bathrooms
- Private Large Garden Plot
- Driveway & Double Garage
- No Chain Involved
- Potential To Extend The Bungalow ( subject to planning permission )

ECCLESBOURNE SCHOOL CATCHMENT AREA - A true rarity to the open market is this most spacious two double bedroom detached bungalow occupying this beautiful garden plot situated in this cul-de-sac location within the heart of the sought after village of Little Eaton.

This property offers exciting potential for refurbishment, extension or re-modelling ( subject to the necessary planning consent being obtained )

#### The Location

Little Eaton is situated approximately five miles north of Derby city centre and offers a good range of local amenities to include Co-op Stores, newsagent, butcher, chemist and public houses. It is well known for its reputable village primary school and is within the noted Ecclesbourne School Catchment area. Regular bus services operate along Alfreton Road to Derby city centre. Local recreational facilities are at St Peter's Park to include football, cricket, tennis courts, bowling green, children's playground and recently constructed and noted pavilion. Furthermore Bluebell Woods and Drum Hill provides some delightful scenery and pleasant walks. The nearby A38 provides fast access onto the A50 and M1 motorway.

#### Accommodation

##### L-Shaped Entrance Hall

21'5" x 3'3" x 8'1" x 5'10" (6.53 x 1.00 x 2.47 x 1.78)

With half glazed entrance door, two radiators, coving to ceiling with centre rose, access to roof space, smoke alarm, sealed unit double glazed window and built-in cupboard housing the hot water cylinder.

## Lounge

21'7" x 11'7" (6.58 x 3.54)

With fireplace (gas fire disconnected), two radiators, sealed unit double glazed bay window with aspect to front, coving to ceiling with centre rose, sealed unit double glazed French doors opening onto private garden and internal panelled door.



## Breakfast Kitchen

12'2" x 9'1" (3.73 x 2.77)

With one and a half stainless steel sink unit with mixer tap, wall and base fitted units with tiled worktops, built-in four ring gas hob, built-in electric oven, integrated dishwasher, integrated larder fridge, two wall mounted illuminated china display cabinets, concealed worktop lights, tiled flooring, radiator, coving to ceiling, spotlights to ceiling, sealed unit double glazed window, open square archway leading into utility room and internal panelled door.



### Utility Room

8'0" x 7'1" (2.45 x 2.17)

With one and a half sink unit with mixer tap, wall and base fitted cupboards with matching worktops, wall mounted central heating boiler, plumbing for automatic washing machine, radiator, tiled flooring and half glazed internal door opening into conservatory.



### Conservatory

13'5" x 11'4" (4.10 x 3.47)

With tiled flooring, radiator, sealed unit double glazed windows and door giving access to private gardens.



### Double Bedroom One

14'2" x 13'10" (4.34 x 4.23)

With two radiators, coving to ceiling with centre rose, sealed unit double glazed window and internal panelled door.



### Dressing Room

14'1" x 4'3" (4.30 x 1.31)

With clothes rail, shelving, sealed unit double glazed window and double opening internal panelled doors.

### En-Suite

6'2" x 5'5" (1.90 x 1.67)

With separate shower cubicle with shower, pedestal wash handbasin, low level WC, fully tiled walls, radiator, coving to ceiling spotlights to ceiling, sealed unit double glazed window and internal panelled door.



### Double Bedroom Two

12'11" x 10'2" (3.94 x 3.12)

With radiator, coving to ceiling with centre rose, sealed unit double glazed window and internal panelled door.



### Bathroom

8'0" x 6'4" (2.44 x 1.94)

With corner jacuzzi style bath, pedestal wash handbasin, fully tiled walls, radiator, coving to ceiling, spotlights to ceiling, extractor fan and internal panelled door.



### Separate WC

5'6" x 2'1" (1.70 x 0.65)

With low level WC, washbasin, tiled splash-backs, extractor fan and internal panelled door.

### Private Garden

Being of a major asset to the property is its large private garden plot that extends to the front, rear and side. The gardens are mainly laid to lawn with flower beds and patio. There is potential to extend the bungalow subject to planning permission. Summerhouse.



### Large Driveway

The property benefits from a large tarmac driveway providing car standing spaces for several vehicles including a block paved area for hardstanding.



### Brick Double Detached Garage

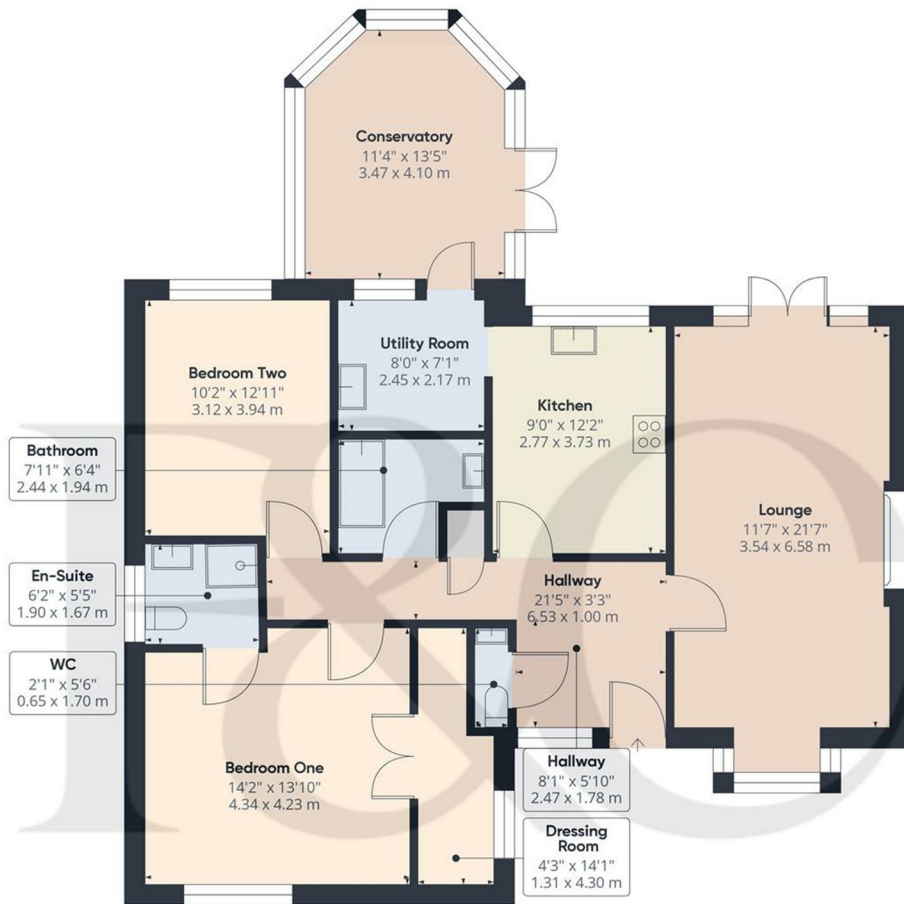
16'9" x 16'6" (5.13 x 5.03)

Constructed of brick with a tiled roof, concrete floor, power, lighting, electric up and over front door and side personnel door.



### Council Tax Band - E

Erewash



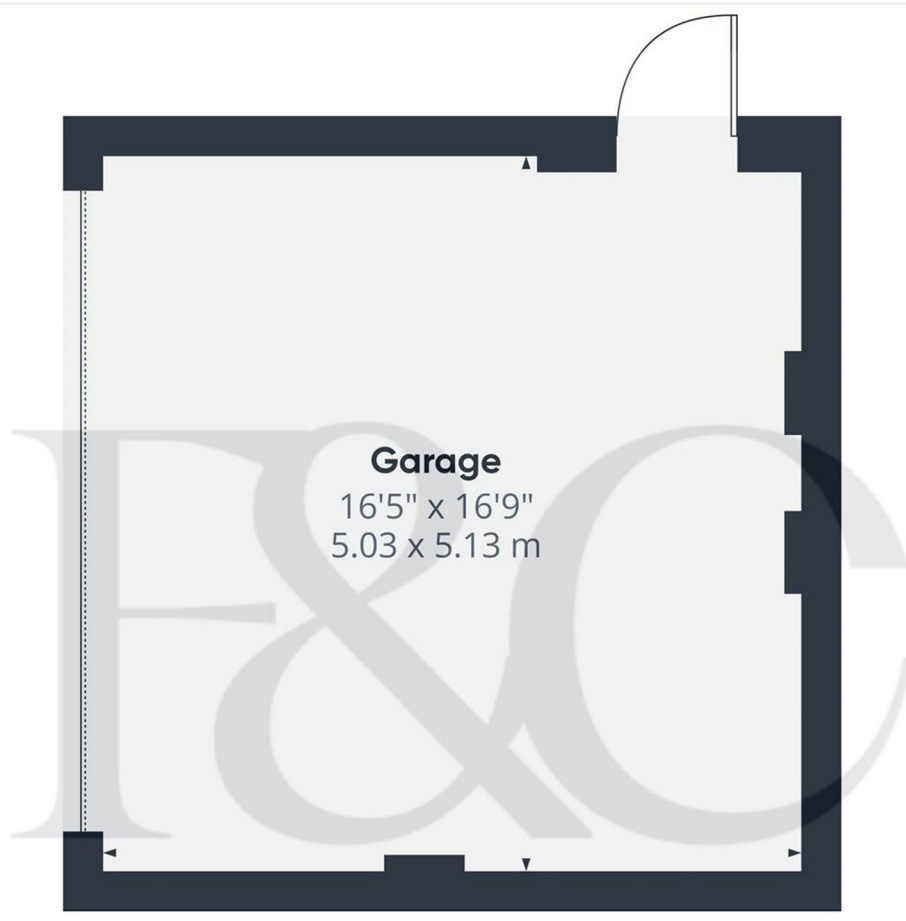
**Approximate total area<sup>(1)</sup>**  
 1171.67 ft<sup>2</sup>  
 108.85 m<sup>2</sup>

(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.

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Approximate total area<sup>1)</sup>  
 281.36 ft<sup>2</sup>  
 26.14 m<sup>2</sup>

(1) Excluding balconies and terraces

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
	<b>66</b>	<b>81</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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