



The Town
Little Eaton Derby



The Town Little Eaton Derby DE21 5DH

for sale offers in excess of
£500,000



Property Description

Burchell Edwards are excited to offer to the market this delightful five bedroom, semi-detached, double fronted cottage which is situated in the heart of the much sought after village of Little Eaton and benefits from having NO UPWARD CHAIN. Falling within the Ecclesbourne School catchment area, this historical seventeenth century built property offers: a downstairs porch, a living room with original features, a sitting room, a kitchen, a downstairs W/C, and a conservatory/utility area. Upstairs off the first floor landing we find the master bathroom, and three well-proportioned bedrooms. Up a further flight of stairs we find two further bedrooms, which offer similar size and space. Externally the property is set back from the road with a dropped kerb granting access to a shared driveway leading to the properties own off street parking, to the front elevation gravelled planting beds house mature shrubbery. The rear garden offers, a side pathway leading to the drive with gated access, a patio area perfect for alfresco dining, a laid lawn with planting borders housing mature shrubbery and trees, and a further laid lawn with hedge boundaries. A viewing of this home is highly recommended in order to fully appreciate the accommodation on offer.

Entrance Porch

Having a double glazed door to the front elevation, two double glazed windows to the side elevation quarry tiled flooring.

Sitting Room

10' 10" x 10' 5" Plus Recess (3.30m x 3.17m Plus Recess)

Having double glazed window to the front elevation, exposed beams, telephone point, gas fire, radiator, storage recess and carpet flooring.

Lounge

14' x 13' 1" (4.27m x 3.99m)

Having a front elevation double glazed window, a stone open fireplace, exposed beam work, TV point and carpet flooring.

Kitchen/ Diner

18' x 11' 6" (5.49m x 3.51m)

Having rear elevation single glazed patio doors, side elevation double glazed window and a further rear elevation wooden door, kitchen benefits from both wall and base units with work surfaces over, gas fire, electric oven and gas hob, a sink and drainer, plumbing for a washer machine, exposed beam work, central heating boiler, splashback tiling and carpet flooring.

Conservatory

Granting access to the rear garden, side elevation double glazed door and slabbed flooring

Downstairs W.C

Having a W.C, wash hand basin, double glazed sky light and carpet flooring.

Internal Hall

Granting access to the kitchen and the cellar.

Cellar

Having access off the internal hallway, steps down to original stone features and benefits from lighting.

First Floor Landing

Having stairs off the internal hallway accessing three bedrooms and the bathroom and having carpet flooring to the stairs and landing area.

Bedroom One

14' 1" x 12' 11" Max (4.29m x 3.94m Max)

Having a front elevation double glazed window, exposed floor boards and beam work, a W.C and fitted sink, fitted wardrobes and TV point.

Bedroom Two

11' 2" Plus storage x 10' 6" Max into recess (

3.40m Plus storage x 3.20m Max into recess)
Having a front elevation double glazed window, exposed beam work, fitted wardrobes, understairs storage and carpet flooring.

Bedroom Three

11' 8" Into recess x 9' 10" (3.56m Into recess x 3.00m)

Having a rear elevation double glazed window, decorative fireplace, loft access, a radiator and carpet flooring.

Bathroom

Having a side elevation double glazed window, a bath with mixer tap and thermostatic shower over, wash hand basin, a W.C, an airing cupboard housing the water tank, a radiator and carpet flooring.

Bedroom Four

14' Restricted height access x 13' (4.27m Restricted height access x 3.96m)

Stairs rising from the first floor landing leading to bedroom which has rear elevation sky light and concrete flooring.

Bedroom Five

14' Restricted height access x 10' 6" (4.27m Restricted height access x 3.20m)

Having a side elevation single glazed window and concrete flooring.

Outside

Externally the property is set back from the road with a dropped kerb granting access to a shared driveway leading to the properties own off street parking, to the front elevation gravelled planting beds house mature shrubbery. The rear garden offers, a side pathway leading to the drive with gated access, a patio area perfect for alfresco dining, a laid lawn with planting borders housing mature shrubbery and trees, and a further laid lawn with hedge boundaries.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

T 01773 822622
E belper@burchelledwards.co.uk

1-3 Bridge Street
 BELPER DE56 1AY

EPC Rating: F

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BEL204862



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BEL204862 - 0017