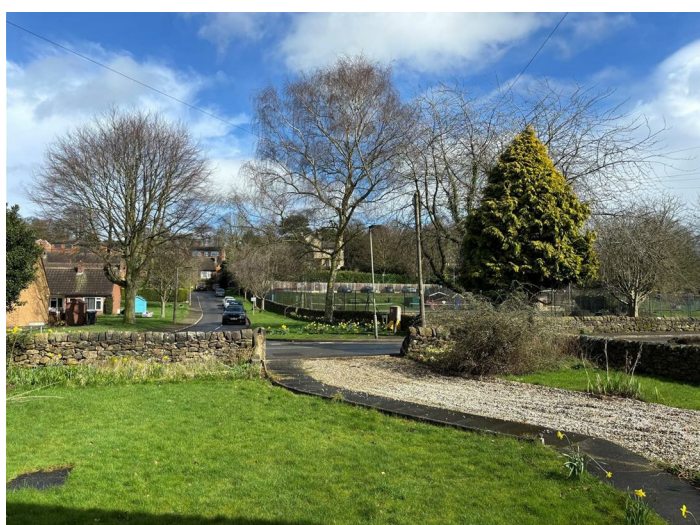


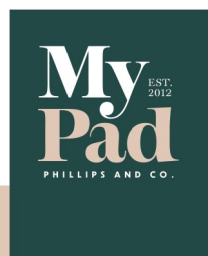
3 Bed House - Detached

Price £495,000

 Duffield Road, Little Eaton, Derby, DE21 5DS



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Occupying arguably one of the finest locations in this highly aspirational village and affording spectacular views to the rear over open countryside is this delightful traditional detached family home, having been well cared for over the years and standing on a substantial mature plot, offering immense potential to improve or extend further (Subject to local authority planning consents). A full inspection is essential to appreciate the location, size of plot and wealth of accommodation on offer. Gas centrally heated and UPVC double glazed throughout, this lovely house briefly comprises; Recessed entrance porch, reception hall, bay fronted sitting room, separate dining room, fitted kitchen with rear hallway. On the first floor a landing leads to three bedrooms and bathroom. Outside is ample car parking together with established gardens. **SOLD WITH IMMEDIATE POSSESSION AND NO UPWARD CHAIN.** Freehold. Council tax band D. Energy rating D.

Recessed Entrance Porch

To:-

Reception Hall



Having timber and opaque glazed entrance door with matching top and side lights, original oak stripped floor, radiator, walk in pantry, understairs storage cupboard and staircase to first floor.



Sitting Room 15'4" x 11'3" (4.68 x 3.43)



Having a period wooden fire surround with marble hearth and matching back plate, recessed coal effect living flame fire, two double wall light points, radiator, coving to ceiling and UPVC double glazed curved bay window to front aspect.

Dining Room 11'3" x 11'1" (3.44 x 3.40)



Having radiator, coving to ceiling, two double wall light points and UPVC double glazed window to rear aspect.

Kitchen 15'10" x 7'6" (4.83 x 2.29)



Having a range of shaker style wall and base cupboards with laminated working surfaces, inset white enamel sink top with vegetable preparation bowl, side drainer and hot and cold mixer tap, newly installed wall mounted combination gas boiler, space and plumbing for automatic washing machine and fridge freezer, two UPVC double glazed windows to side aspects and door leading to the;-

Rear Porch

Having space for dryer and UPVC double glazed door to rear garden.

First Floor Landing



With access to roof space and UPVC opaque double glazed window to side aspect.

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Principal Bedroom 15'10" x 10'6" (4.85 x 3.22)



Having built in wardrobes, radiator, coving to ceiling and UPVC double glazed curved bay window to front aspect (enjoying views over the tennis courts and cricket pitch).

Bedroom Two 11'3" x 11'2" (3.44 x 3.42)



Having built in wardrobes, radiator and UPVC double glazed window to rear aspect (offering stunning views over open countryside).

Bedroom Three 7'6" x 7'6" (2.30 x 2.29)



Having radiator, coving to ceiling and UPVC

double glazed window to front aspect (again offering delightful views).

Bathroom



Having four piece suite comprising; low flush wc, pedestal wash hand basin, panelled bath and quadrant tiled shower cubicle with chrome mains fed shower, radiator and UPVC opaque double glazed window to rear aspect.

Outside

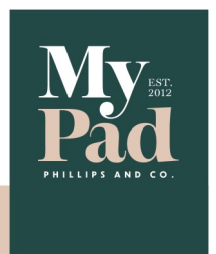


The property occupies arguably one of the finest positions at this sought after residential address, standing in approximately 1/5 of an acre, of established gardens. To the front is an original random stone boundary wall with lawned fore gardens, established shrubs, together with a sweeping gravelled driveway giving car standing space for several cars. A wrought iron access gate and pathway in turn leads to the extensive private rear garden, enclosed by close panelled fencing, laid to a sweeping lawn with patio area, established shrubs and enjoying stunning views to the rear.



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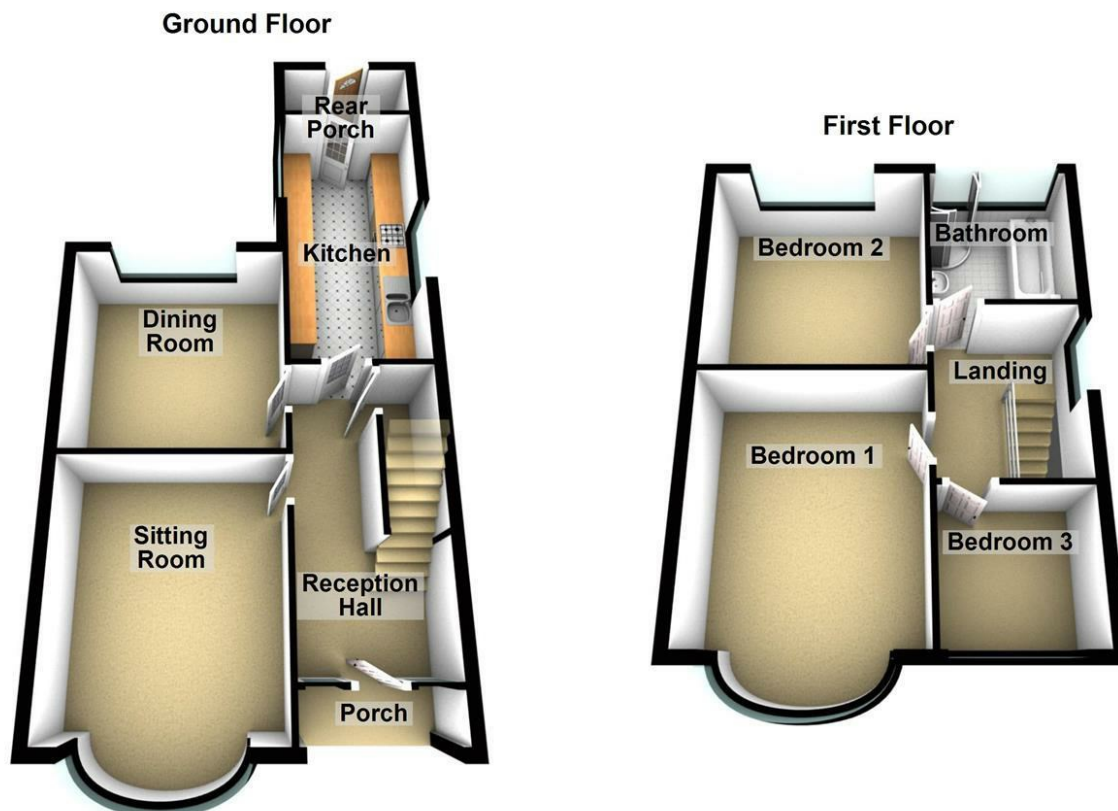
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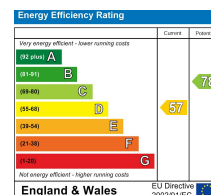
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