

4 Bed House - Detached

Offers over £850,000

 Duffield Road, Little Eaton, Derby, DE21 5DT



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Take the video tour of arguably the best example of its type to be brought to the market. This stunning architect designed home of some 2390 square feet must be viewed to appreciate the location, size of plot and wealth of high specification appointments on offer. Standing in approximately one quarter of an acre, this stunning house has been fitted out to the highest specification and briefly comprises; reception hall, guest's cloakroom / Wc, home office, sitting room with feature multi fuel burner, simply stunning bespoke kitchen with dining and family media area, utility room. On the first floor a landing leads to four sizeable bedrooms (two having luxury shower rooms en-suite) and luxury bathroom. Outside, the property standing in landscaped grounds with ample car parking detached garage (with electric car charging point) and feature outdoor kitchen. The property is sold freehold. Council tax band G. Energy rating B. -No Upward Chain

Veranda Style Canopied Storm

With Indian sand stone floor, to:-

Reception Hall 22'10" x 5'4" (6.96 x 1.64)



Having a feature lime stone/travertine floor (having underfloor heating), ceiling LED down lighters, timber entrance door with adjacent double glazed window, large full height walk in airing/storage cupboard (housing the pressurised hot water cylinder), deep understairs storage cupboard and dog legged staircase to first floor.



Sitting Room 15'7" x 9'3" (4.75 x 2.82)



The focal point of the room being the recessed cast iron multi fuel burner, on a raised York stone hearth with oak mantel shelf, limestone/travertine floor (with underfloor heating), ceiling LED down lighters, television and media connection points.

Home Office 9'3" x 8'10" (2.82 x 2.70)



Having a limestone/travertine floor (with underfloor heating), ceiling LED down lighters and UPVC double glazed window to front aspect.

Kitchen/Dining/Family Media Room 24'10" x 24'6" (7.58 x 7.47)



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Kitchen/Breakfast Area



Having a range of shaker style soft close fitted wall, base and drawer units with feature quartz working surfaces, matching splash back, limestone/travertine floor, integrated black glass induction hob (within the feature central island unit), wine cooler, electric fan assisted ovens with grill, concealed larder fridge and freezer, dish washer, inset granite composite sink with vegetable preparation bowl (housing the Insinkerator food waste disposal unit), hot and cold mixer tap, ceiling LED downlighters with over head pendant lighting, integrated wine rack, and double glazed bi-fold doors (giving views and access over the private landscaped rear garden).



Dining/Family Media Area



The focal point of the room being the recessed cast iron multi fuel burner, on a raised York stone hearth with oak mantel shelf, television and media connection points, limestone/travertine floor (having underfloor heating), ceiling LED down lighters, two UPVC double glazed windows to side aspect and double glazed bi-fold doors giving views and access over the private landscaped rear garden.



Utility Room 7'10" x 9'4" (2.39 x 2.87)



Having a range of shaker style fitted base and full height soft close cupboards, feature quartz working surfaces with matching splash backs, space and plumbing for automatic washing machine, space for dryer, inset granite composite sink top bowl with extendable hot and cold mixer tap, limestone/travertine floor (having underfloor heating), ceiling LED down lighters, extractor fan and UPVC opaque double glazed window to side aspect.



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Guests Cloak Room/WC



Having modern contemporary white two piece suite comprising; concealed flush wc and feature circular sink nestling on a wooden vanity unit, complimentary ceramic tiled walls with contrasting limestone/travertine floor, ceiling LED down lighters, extractor fan and UPVC opaque double glazed window to side aspect.

First Floor Landing 16'4" x 15'5" maximum (4.99 x 4.70 maximum)



Having ceiling LED down lighters, radiator and UPVC double glazed window to side aspect.

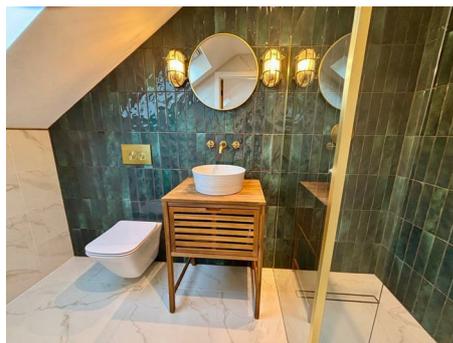
Principal Bedroom Suite 18'4" x 12'6" (5.61 x 3.82)



Having two beside wall light points, television point, radiator, ceiling LED down lighters, two velux double glazed sky lights to side aspect and UPVC double glazed window to rear aspect (offering delightful views to the rear).



Shower Room/En Suite



Having modern contemporary white three piece suite comprising; concealed flush w c, feature circular wash hand basin nestling on a wooden vanity unit with hot and cold taps and walk in wet

area with fixed head mains fed drench shower, frameless glass shower screen, complimentary ceramic tiled walls with contrasting floor (having underfloor heating), ceiling LED down lighters, extractor fan and velux double glazed sky light to side aspect.

Bedroom Two 15'7" x 12'9" (4.75 x 3.90)



Having two beside wall light points, ceiling LED down lighters, radiator, two velux double glazed sky lights to side aspect, UPVC double glazed window to front aspect (commanding far reaching views over open countryside) and door to:-



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Shower Room/En Suite



Having modern white three piece suite comprising; concealed flush wc, floating wall mounted wash hand basin nestling on a vanity unit and feature fixed head mains fed drench shower together with hand held shower attachment, crittal shower screen, complimentary ceramic tiled walls with contrasting ceramic tiled floor (having underfloor heating), two wall light points, ceiling LED down lighters, extractor fan and velux double glazed sky light to side aspect.

Bedroom Three 15'7" x 11'8" (4.77 x 3.58)



Having a television connection point, radiator, two bedside wall light points, two velux double glazed sky lights to side aspect, ceiling LED down lighters and UPVC double glazed window to front aspect (offering spectacular views).



Bedroom Four 14'6" x 12'1" (4.44 x 3.70)



Having two bedside wall light points, radiator, two velux double glazed sky lights to side aspect, ceiling LED down lighters, television connection point and UPVC double glazed window to rear aspect.



Luxury Bathroom



Having a four three piece suite comprising; concealed flush wc, feature wash hand basin nestling on a wooden vanity unit, walk in wet area with fixed head mains fed drench shower together with hand held shower attachment and free standing slipper bath with hot and cold mixer tap together with hand held shower attachment, complimentary ceramic tiled walls with contrasting floor (having underfloor heating), two wall light points, ceiling LED down lighters, extractor fan and velux double glazed sky light to side aspect.



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Outside



The property occupies an extensive plot of approximately 1/4 of an acre, at this highly aspirational village address. To the front is a stone boundary wall leading to a sweeping tarmac driveway, giving car standing space with a fitted electric car charging point. This in turn leads to the detached garage, measuring internally 6.29 x 3.88m, having side personal door, pitched tiled roof space and supplied with power and light. The extensive landscaped rear garden is enclosed by close panelled fencing, laid to a sweeping shaped lawn with full width porcelain patio area, supplied with an outside electric points and tap. A particular feature of the garden is the built kitchen entertaining area, measuring 7.89 x 3.08m, having granite working surfaces, built in sink, feature pizza oven, spit roast and covered area with pergola (having lighting).



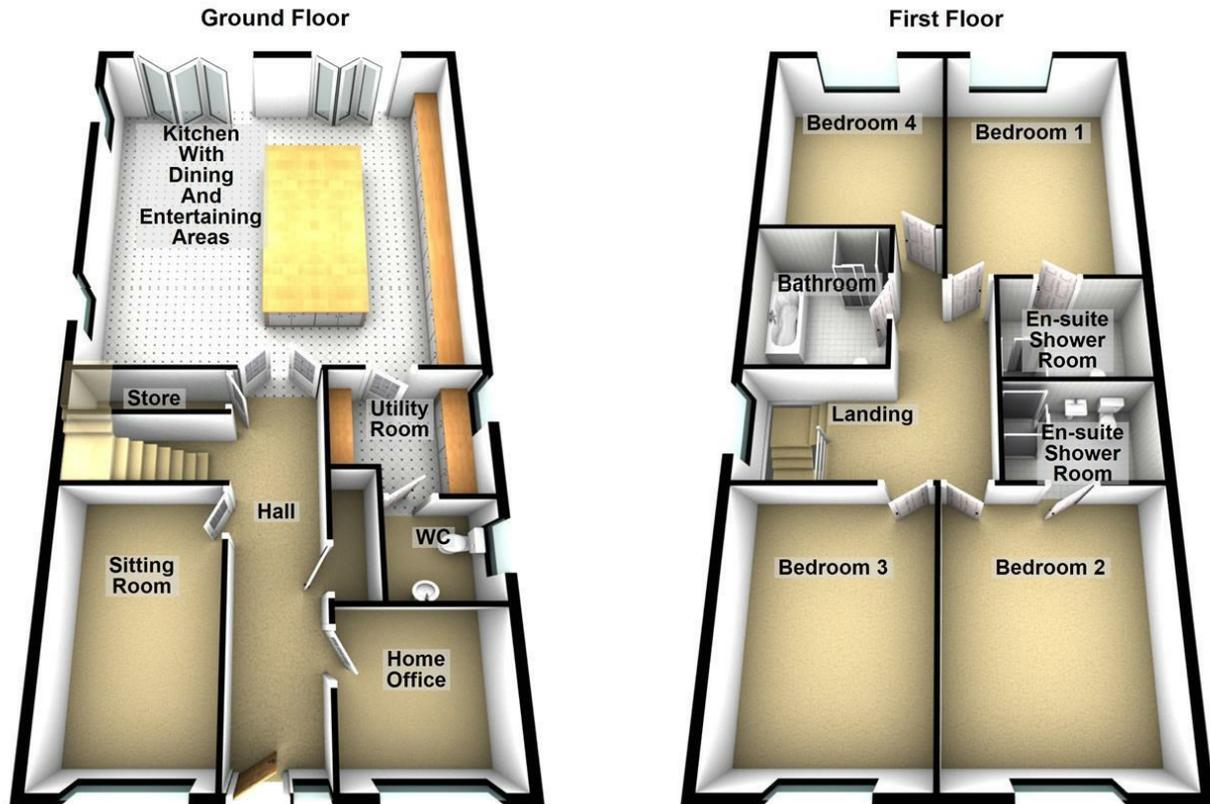
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Energy Efficiency Rating		Current	Target
<small>More energy efficient - lower running costs</small>			
92-100	A		
81-91	B	84	84
69-80	C		
55-68	D		
49-54	E		
39-48	F		
31-38	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

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