

4 Bed House - Detached

Asking price £499,950

📍 Woodlea Grove, Little Eaton, Derby, DE21 5EN



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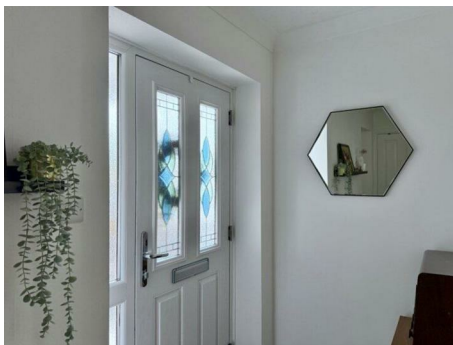
Take the video tour of this quite superb three storey detached family home situated in this sought after village and sited within the renowned Ecclesbourne School catchment. This delightful house has been the subject of a comprehensive upgrade programme by the current owners to provide substantial high specification accommodation which must be viewed to appreciate the location, size of accommodation and wealth of quality appointments on offer. Gas centrally heated and UPVC double glazed throughout, this tastefully appointed property briefly comprises; reception hall, ground floor shower room with three piece suite. To the first floor a landing leads to a light and spacious sitting room enjoying views to the fore, superior custom fitted kitchen boasting a range of quality integrated appliances. Both the sitting room and kitchen offer access to the garden room which enjoys delightful views over the landscaped garden. There is also a versatile fourth bedroom or home office / family room. To the second floor a landing leads to three bedrooms (principal bedroom with bathroom en-suite) and main bathroom. Outside, a forecourt offers three car parking and leads to a sizeable integral garage.

This sought after village boasts a range of amenities to include St. Peter's Park (tennis courts, bowls, football, cricket, playground, village hall). Local shops, butcher, public houses, dance school, local brewery with outdoor pub. The village is ten minutes to mainline train station in Derby and is situated within close proximity to the A38, A52, A50, M1 for easy commutes around the country. The property is sold freehold. Council tax band E. Energy rating C.

Reception Hall



Having composite and opaque double glazed entrance door with matching side light, feature wooden tiled floor, radiator, door to garage, deep understairs storage cupboard and dog legged staircase to first floor.



Ground Floor Shower Room



Having white three piece suite comprising; low flush wc, pedestal wash hand basin and walk in tiled shower cubicle with mains fed shower, complimentary ceramic part tiled walls, radiator, wall mounted extractor fan and UPVC opaque double glazed window to front aspect.



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Refitted Kitchen 9'11" x 8'5" (3.04 x 2.59)



First Floor Landing

With staircase to second floor.

Sitting Room 18'10" x 12'1" reducing to 10'3" (5.76 x 3.69 reducing to 3.14)



Having a wood grain effect laminate floor, television and media connection points, two radiators, UPVC double glazed French doors to front aspect (leading to a wrought iron balcony) and double glazed sliding patio doors to the garden room.



Having a full range of modern high gloss fitted wall, base and drawer units with wood grain effect laminated working surfaces, matching splash backs, inset Franke stainless steel sink bowl together with vegetable preparation bowl drainer, integrated Neff black glass induction hob with contemporary style canopy extractor hood with down lighter, Neff electric fan assisted hide and slide oven and grill together with microwave oven and grill, concealed larder fridge, freezer, dish washer and Hotpoint washing machine, ceramic tiled floor, ceiling LED down lighters, UPVC double glazed window to rear aspect and UPVC double glazed door to:-



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Garden Room 15'11" x 9'5"
(4.87 x 2.89)



Having a ceramic tiled floor, contemporary style electric panel heater, two wall light points, UPVC double glazed windows and matching sliding patio doors giving views and access over the private mature landscaped rear garden.



Dining Room/Bedroom Four
10'2" x 8'11" (3.12 x 2.73)



Currently used as a music room and having a wood grain effect laminate floor, radiator and UPVC double glazed window to front aspect.



Second Floor Landing

Having radiator, access to roof space, airing cupboard (housing the pre insulated cylinder) and UPVC opaque double glazed window to side aspect.

Principal Bedroom 10'4" x 10'4"
(3.16 x 3.15)



Having a radiator and UPVC double glazed window to rear aspect (offering delightful views over fields).



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Shower Room/En Suite



Having white three piece suite comprising; low flush wc, pedestal wash hand basin and corner panelled bath with shower attachment and mixer tap over, complimentary ceramic tiled walls, chrome heated towel rail and UPVC opaque double glazed window to rear aspect.

Bedroom Two 10'6" x 8'5" (3.22 x 2.57)



Having built in wardrobe, laminated wood effect floor, radiator and UPVC double glazed window to front aspect (commanding spectacular views to the fore).



Bedroom Three 10'3" x 9'1" (3.14 x 2.79)



Having a built in wardrobe, laminated wood effect floor, radiator and UPVC double glazed window to front aspect (offering spectacular views).



Main Bathroom



Having a modern three piece suite comprising; low flush wc, pedestal wash hand basin and panelled bath with mains fed shower over, complimentary ceramic part tiled walls with contrasting floor, radiator, wall mounted extractor fan and UPVC opaque double glazed window to rear aspect.

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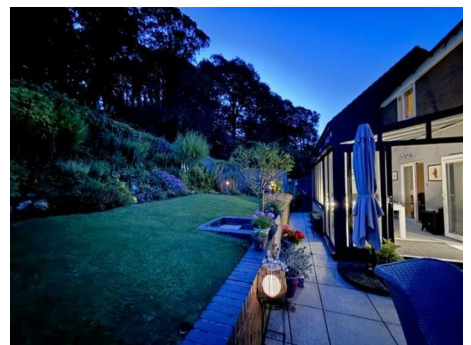
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Outside



The property occupies a delightful position at this sought after village, sited within the renowned Ecclesbourne Community School catchment area and located on a landscaped mature plot. To the front is a concrete printed fore court giving car standing space for approximately three cars. This in turn leads to the integral garage, measuring internally 5.86 x 3.65m, having up and over door, Worcester wall mounted combination gas boiler, internal personal door and supplied with power and light. The private west facing landscaped garden is enclosed by close panelled fencing, together with walling, laid to a shaped lawn with full width granite patio area and pathway, deep filled mature shrubbed borders and cold water tap.



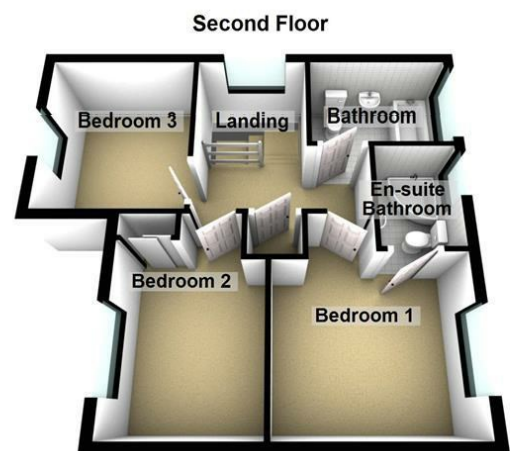
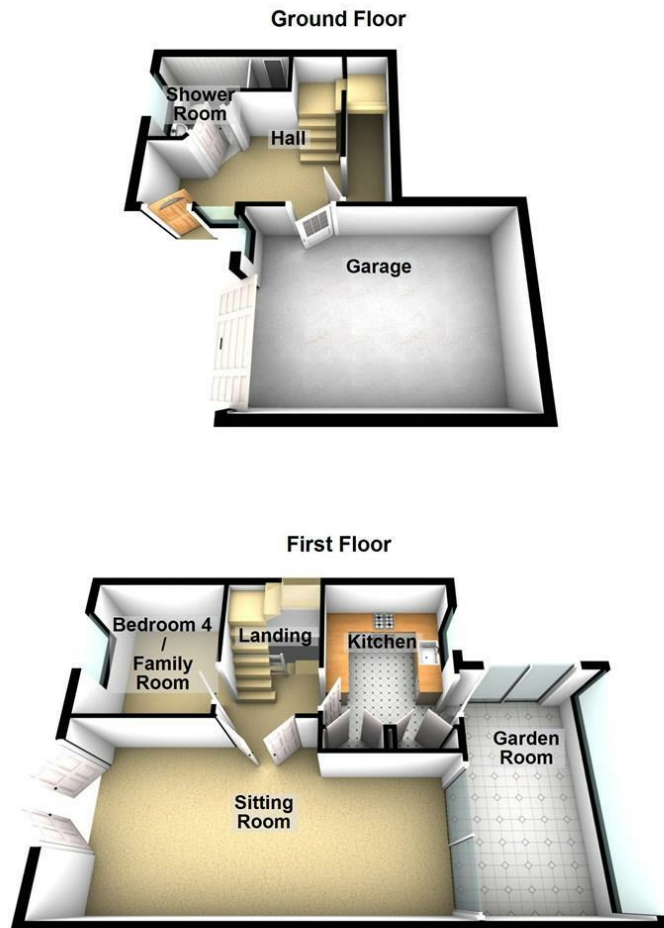
Please Note

For added security purposes, a burglar alarm system has been installed.

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A 92-100		
B 81-91		
C 69-80		
D 55-68		
E 49-54		
F 45-48		
G 41-44		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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