

# Camp Wood Close

Little Eaton, Derby, DE21 5ED

John German





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Offers over £425,000

**Extended four bedroomed family home providing extensive living space with a reconfigured and highly flexible layout. Open plan living, plus two addition rooms which can either be used as bedrooms or a snug and home office depending on buyer requirements.**

To describe the property in more detail we'll start at the main entrance which features a canopied storm porch over a composite entrance door with full height double glazed side panels that throw natural light into the widened entrance hall which has space for bench seating and hanging space for coats. Stairs lead to the first floor landing and doors lead off to the ground floor living spaces as well as the ground floor guest WC fitted with a low flush WC and washbasin.

To the front of the house are two separate reception rooms, both are currently used as bedrooms but could be used for a number of different purposes depending on your needs such as a study and separate snug. The room to the right also features a large understairs storage cupboard with shelving and extensive storage with power and lighting.

To main living area is located to the rear of the house and is open plan with generous and easily identifiable living and dining spaces leading onto a recently installed modern kitchen with French doors leading out onto the patio. The kitchen is fitted with sleek handleless units with contrasting wall units, integrated fridge freezer, dishwasher and washing machine as well as a built-in eye level double oven and five ring electric hob with extractor hood over.

On the first floor the landing leads to the bedrooms and to a family bathroom refitted with a panelled bath with shower attachment over and glass screen, vanity wash basin with storage beneath and a low flush WC.

The master bedroom is a beautifully proportioned room with a sloping ceiling with inset ceiling spotlights, two Velux style skylights and a modern glass block window to the side plus recessed hanging space. There is plenty of room for lots of additional bedroom furniture.

The master en-suite is fitted with a low flush WC, wash hand basin, shower cubicle with Triton shower, modern glass block window to front elevation, Velux style skylight, heated towel rail and inset spotlights.

There are three further nicely proportioned first floor bedrooms.

Outside to the front of the property is a gravelled driveway extending across the width of the house providing parking for four cars with a block paved pathway leading to the front entrance door. An archway to the side of the house leads to gated access to the rear garden. The garden sits on two separate titles part of which was formally an allotment, now landscaped to include an extensive paved patio area adjacent to the rear of the house which extends to the rear and to the side of the house, ideal for home entertaining. Beyond is a large lawned area with a charming Derbyshire stone boundary wall and at the very rear of the garden is a large gravelled seating area ideal for catching the sun as it moves around the sky.

The village is distinguished by its quintessentially English village green, village hall and charming 18th century church in the background. Little Eaton is renowned for its community spirit and excellent local amenities including a Co-Op, Barry Fitch's butchers shop, Florists, Café/Bistro Greek restaurant, a range of public houses, wine bar and village primary school. The property lies within Ecclesbourne School catchment. There are excellent transport links leading out of the village to the nearby towns and villages as well as the centre of Derby which lies 4 miles to the south. There is easy travel further afield via the A38 and A61, A52 and the M1 motorway in addition to good public transport via a regular bus service and nearby train stations in neighbouring Duffield and Derby midland mainline train station.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Traditional

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Erewash Borough Council / Tax Band B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/13012026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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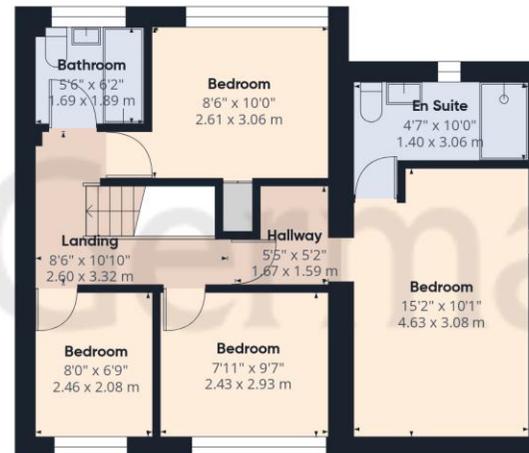


Ground Floor

Approximate total area<sup>(1)</sup>

1229 ft<sup>2</sup>

114.3 m<sup>2</sup>



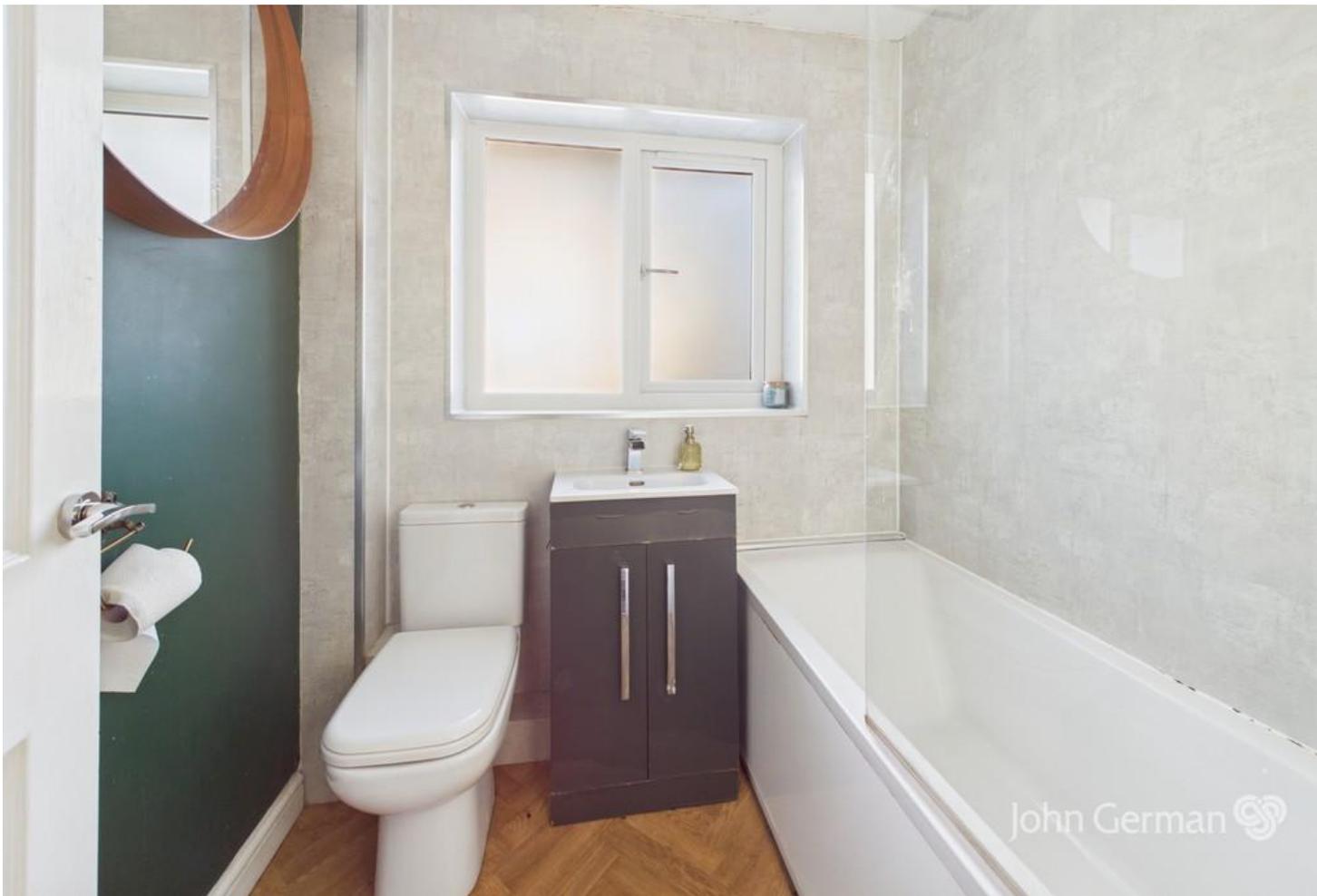
Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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