



12 New Street, Little Eaton, Derby, DE21 5AF

**Offers In The Region Of
£550,000**



A beautifully presented modern family home offering deceptively spacious, yet versatile four double bedroom accommodation with a generous south facing garden, driveway provides off road parking and a garage. Situated centrally to the sought after village close to excellent amenities. Viewing is strongly recommended.



12 New Street, Little Eaton, Derby, DE21 5AF

Offers In The Region Of £550,000



The deceptively spacious modern accommodation comprises an entrance hallway, guest WC, generous lounge with French doors opening onto the patio, garden room, family room, kitchen diner well equipped with integrated appliances, separate utility room and a home office. To the first floor there are four good sized bedrooms (principal with en-suite) and a family bathroom with a four piece suite.

Benefitting from UPVC double glazed windows and doors, gas central heating fired by a combi boiler and full insulation.

To the front of the property is a walled fore garden with a double driveway providing off road parking and leads to the garage. A path to the side allows access to the sunny south facing rear garden, which is laid to lawn with well stocked flower beds, having established trees, shrubs and flowering plants. There is a paved patio with pergola perfect for alfresco dining and entertaining.

Little Eaton is a sought after village, perfect for families with an excellent primary school and is within the Ecclesbourne School catchment. The village is just 10 mins from Derby city centre and has popular pubs, bars and restaurants, convenience shopping and easy access to Derby and Nottingham via, A38, M1 and A6, which provides the gateway to the stunning Peak District.

ACCOMMODATION

A half glazed composite entrance door allows access.

ENTRANCE HALLWAY

Having oak veneer flooring, decorative half panelling, radiator and stairs climb to the first floor.

LOUNGE

17'10 x 12'11 (5.44m x 3.94m)

Having oak flooring. two radiators, TV aerial point and full height UPVC windows with French doors opening onto the garden.

GARDEN ROOM

11'2 x 9'1 (3.40m x 2.77m)

Having porcelain tiled flooring, radiator, inset spot lighting, skylight window, a range of shelving and French doors open onto the garden.

DINING KITCHEN

20'4 x 9'8 (6.20m x 2.95m)

Appointed with a range of walnut base cupboards, drawers, larder units and high level units with granite effect work surface over extending to a breakfast bar and incorporating a one and a Franke half bowl stainless steel sink drainer with mixer taps, tiled upstand and window sills. Integrated appliances include a Smeg range cooker with double oven, grill and five ring gas hob, Smeg extractor hood, full size fridge and dishwasher. There is inset spot lighting, TV

aerial point, ceramic tiled floor, radiator, range of shelving and a dining area with a full height window and glazed door opens to the rear.

FAMILY ROOM

17'9 x 9'5 (5.41m x 2.87m)

Currently used has a formal dining room with solid oak flooring, radiator, UPVC double glazed window to the front and a personal door into the adjacent garage.

UTILITY ROOM

9'9 x 6'5 (2.97m x 1.96m)

Fitted with a base cupboard with a wash hand basin with splash back tiling, plumbing for a washing machine and space for a tumble dryer, glazed wall cabinet, UPVC double glazed window to the front and vinyl flooring. A sliding door opens into :

HOME OFFICE

9'10 x 6'9 (3.00m x 2.06m)

Having a UPVC double glazed window to the front, solid oak flooring and a built-in cupboard houses the Ariston combi boiler (serving the domestic hot water and central heating system)

GUEST WC

Fitted with a low flush WC, corner vanity wash hand basin, vinyl oak flooring, decorative tongue and groove panelling and extractor fan.

TO THE FIRST FLOOR

LANDING

Having a built-in airing cupboard providing linen storage, radiator, telephone point, UPVC double glazed window to the front elevation and there is access to the boarded roof void, which is painted, has light, power, skylight window and ladder access.

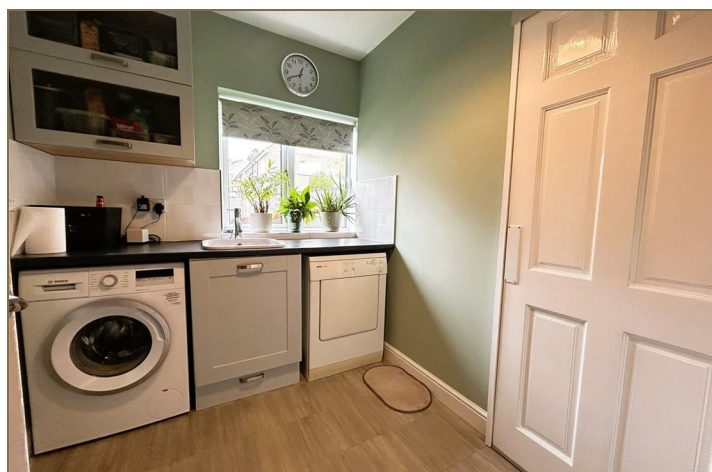
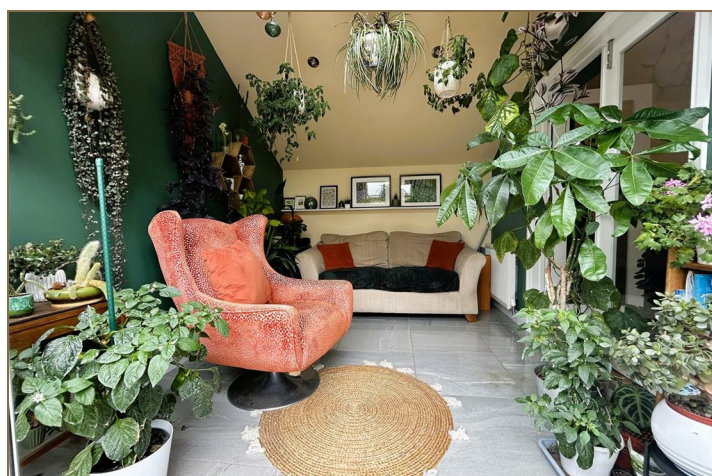
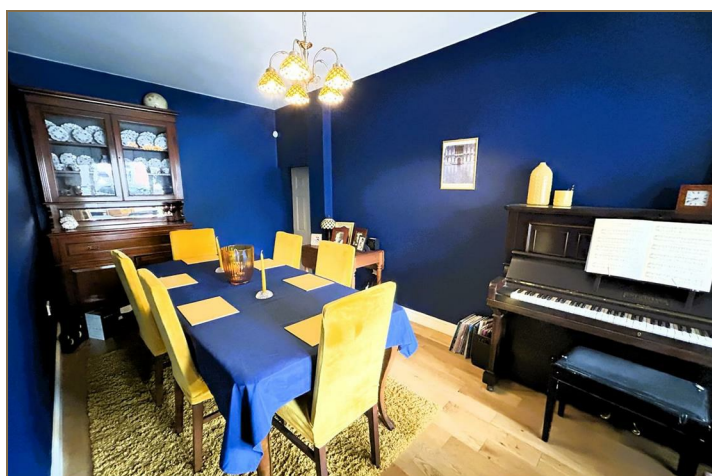
BEDROOM ONE

16' x 13' (4.88m x 3.96m)

A generously proportioned room with twin UPVC double glazed windows to the rear elevation, two radiators, wall lighting and a range of built-in wardrobes with hanging, shelving and drawer facility.

ENSUITE

Appointed with a double shower enclosure



with an electric shower, low flush WC, pedestal wash hand basin. complementary half tiling, radiator, vinyl flooring, UPVC double glazed window to the side, illuminated LED mirror, inset lighting and a wall hung cabinet.

BEDROOM TWO

11'6 x 9'9+ wardrobe recess (3.51m x 2.97m+ wardrobe recess)

There is a range of built-in wardrobes, radiator and a UPVC double glazed window to the front elevation.

BEDROOM THREE

10'2 x 9'8 (3.10m x 2.95m)

Having a UPVC double glazed window to the rear elevation, radiator and a range of built-in wardrobes providing hanging, shelving and drawers.

BEDROOM FOUR

12'7 x 9'6 (3.84m x 2.90m)

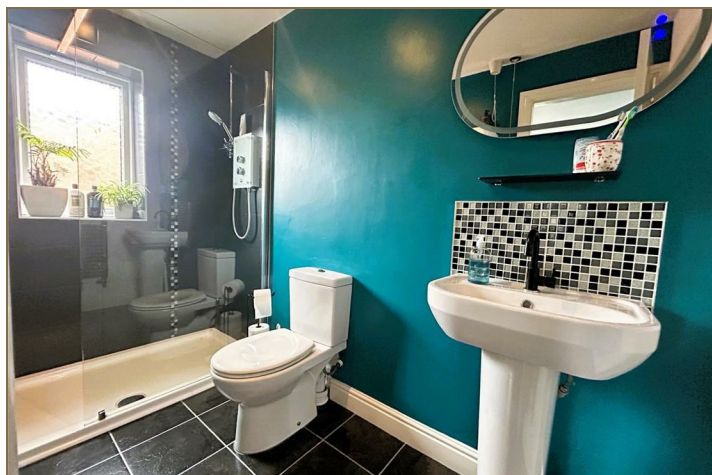
There is solid oak flooring, UPVC double glazed window to the front elevation and a radiator.

FAMILY BATHROOM

Appointed with a white four piece suite comprising a panelled bath with central taps, double shower enclosure with a thermostatic rainfall shower, pedestal wash hand basin and a low flush WC. There is complementary half tiling, inset spot lighting, extractor fan, heated towel radiator, illuminated mirror, vinyl flooring and a UPVC double glazed window to the side elevation.

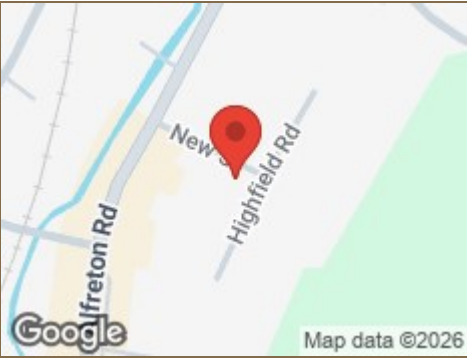
OUTSIDE

To the front of the property is walled courtyard garden and a double driveway providing off road parking and leads to a garage. A canopy porch with light and a path to the side leads to the rear garden.





Road Map



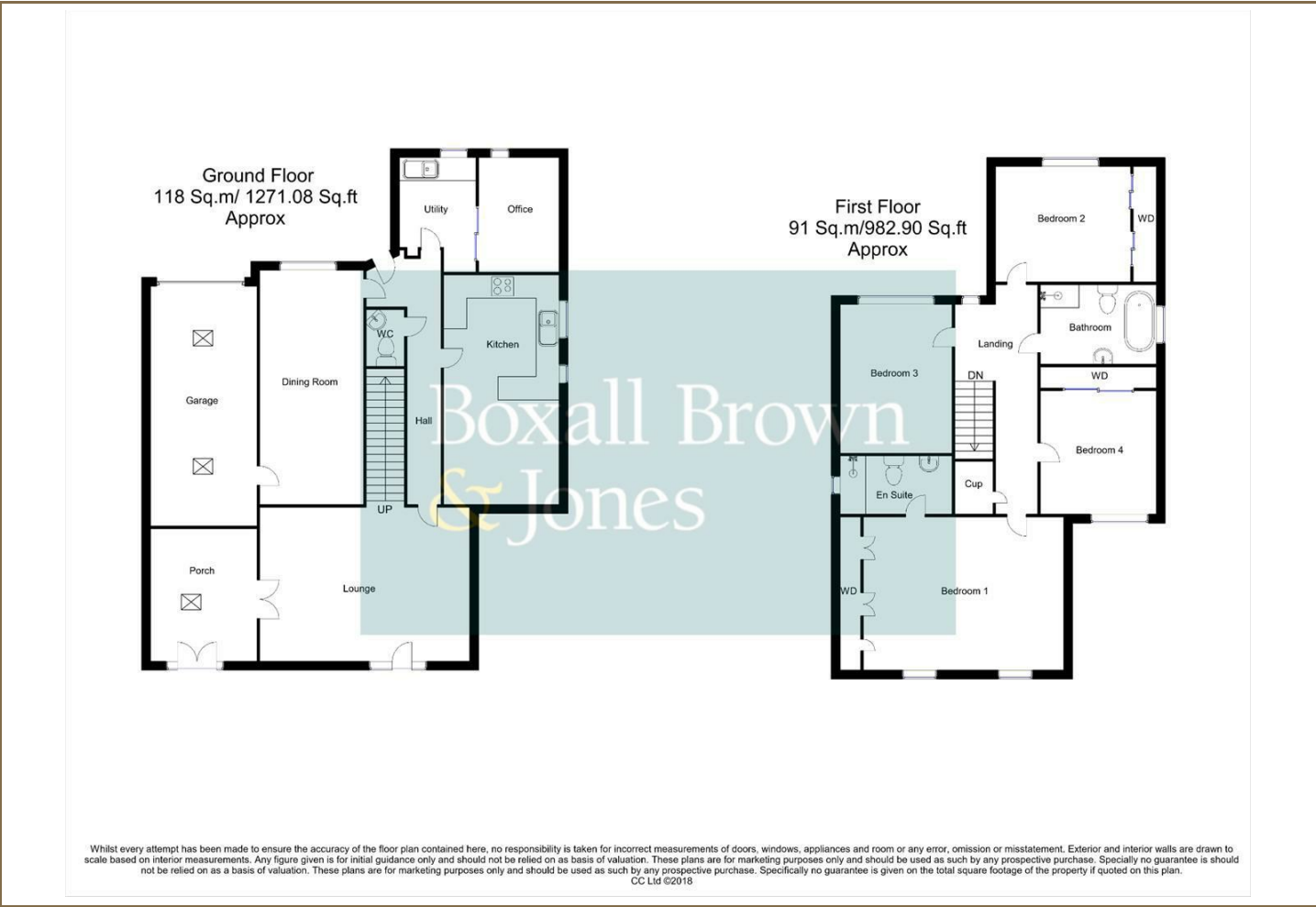
Hybrid Map



Terrain Map



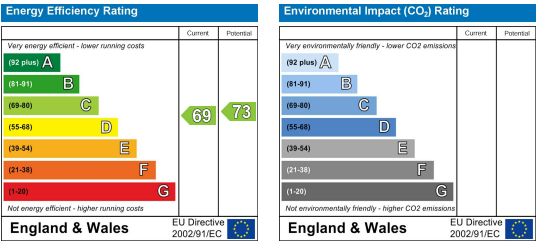
Floor Plan



Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

boxallbrownandjones.co.uk

Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk