



**199 Alfreton Road, Little Eaton, Derby, DE21 5AA**

**£585,000**



A well presented and generously proportioned character family home, situated in the sought after village of Little Eaton, within the Ecclesbourne School catchment area. The three storey five bedroom accommodation has ample car parking, garage and generous garden. Viewing is highly recommended.



# 199 Alfreton Road, Little Eaton, Derby, DE21 5AA

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The welcoming stone built family home offers deceptively spacious, yet versatile accommodation comprising with many original features and character. Comprising an entrance porch, dining room, fitted kitchen and spacious sitting room. To the first floor there are three good sized double bedroom and a family bathroom, with a further bedroom to the second floor, large study area and principle bedroom with walk-in wardrobe and en-suite shower room.

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

To the front of the property is a walled fore garden with a driveway providing off road parking for three vehicles, leading to a garage. There is access to the generous rear garden, with a woodland copse which extends to the banks of Bottle Brook.

Little Eaton is situated approximately five miles north of Derby city centre and offers a good range of local amenities including shops, chemist, butchers, historic church, public houses/restaurants and regular bus services to both Belper and Derby. The village is noted for its primary school and is within the Ecclesbourne School catchment area. Local recreational facilities can be found at St Peters park to include football, tennis and a children's play area. Bluebell Woods and Drumhill, which are situated close by, provide delightful scenery and countryside walks.

## ACCOMMODATION

A hardwood cottage style door allows access.

## ENTRANCE PORCH

There is a range of coat hanging, UPVC double glazed side window and ceramic tiled flooring.

## DINING HALLWAY

**13'7 x 13'5 (4.14m x 4.09m )**

Having an original stone fireplace, beams to the ceiling with inset spot lighting, wood grain flooring, latch doors, radiator and stairs climb to the first floor.

## SITTING ROOM

**13'4 x 20' (4.06m x 6.10m )**

A well proportioned room with a high ceiling having dual aspect UPVC double glazed windows to the front and rear. Beams to the ceiling, brick open fire place with a terracotta tiled hearth, recessed shelving, TV aerial point, satellite connection, latch door and wood effect flooring.

## KITCHEN

**13'6 x 7'1 (4.11m x 2.16m )**

Appointed with a range of bespoke cream shaker style base cupboards, drawers, eye level units and a glazed dresser unit with granite effect rolled top work surface over incorporating a one and a half stainless steel sink drainer with mixer taps and splash back tiling. Beams to the ceiling, recessed shelving,

ceramic tiled flooring, UPVC double glazed window over looks a covered paved seating area and a glazed door provides access.

## TO THE FIRST FLOOR

### GALLERY LANDING

There is a UPVC double glazed window to the rear elevation, radiator, inset spot lighting, beams, recessed shelving and stairs climb to the second floor.

### BEDROOM

13'5 x 8'9 (4.09m x 2.67m)

Having a UPVC double glazed window to the front elevation, a built-in wardrobe providing hanging and shelving, an in-built desk, polished wooden floor boards and beams to the ceiling.

### BEDROOM TWO

13'7 x 12' max measurements ( 4.14m x 3.66m max measurements)

Having a feature timber wall with up lighters, beams to the ceiling, radiator, UPVC double glazed window to the front elevation,

recessed shelving, TV aerial point and wood effect vinyl flooring.

### BEDROOM

13'5 x 7'7 (4.09m x 2.31m )

There is a built-in wardrobe, radiator and window to the side elevation.

### FAMILY BATHROOM

Appointed with a three piece suite comprising a 'P' shaped bath with an electric shower over, low flush WC and vanity wash hand basin. There is complementary full tiling, recessed spot lighting, circular heated towel radiator, inset mirror wood grain flooring and a UPVC double glazed window to the rear elevation.

## TO THE SECOND FLOOR

### STUDY

13'9 x 7'10 (4.19m x 2.39m)

A light and spacious landing with Velux skylight window, telephone points and an electrical socket, making a perfect work space. There is a built in linen cupboard,



exposed roof timbers, radiator and a UPVC double glazed window to the side elevation

## BEDROOM FOUR

14'2 x 8'9 (4.32m x 2.67m )

There is a built-in wardrobe, radiator and a low level UPVC double glazed window to the front elevation.

## BEDROOM ONE

15'9 x 13'2 max measurements (4.80m x 4.01m max measurements)

Having a feature cast iron fireplace, Wall lights, radiator and UPVC double glazed window to the front elevation. There is a walk-in wardrobe with hanging rails and shelving.

## ENSUITE

8' x 7'7 (2.44m x 2.31m )

Beautifully appointed with a spa shower enclosure, wall mounted wash hand basin and a low flush WC. There is complementary tiling, feature beam, ceramic tiled flooring, heated towel radiator, inset spots, extractor fan and a UPVC double glazed window to the rear elevation.

## OUTSIDE

To the front of the property is a walled fore garden, laid to lawn with off road parking, hardstanding to the side and access to the garage. A five bar gate allows access to the rear garden.

## GARAGE

16'11 x 8'4 (5.16m x 2.54m )

Having an up and over door, light, power, personal door to the rear and there is a Vailant wall mounted boiler (serving the domestic hot water and central heating system).

To the rear of the property is a covered and enclosed seating area, perfect for alfresco dining and entertaining. To the side is a lawned garden, with tiered flower beds and path extending some way to the Bottle Brook, with a mature tree line, opening to a copse and lawned play area. There are two wooden sheds.





## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



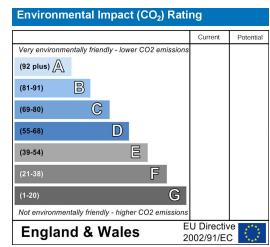
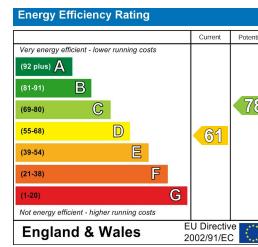
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## Viewing

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



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