

Home 2 Sell

Quality Service For Less



## Saxholme Bermuda Avenue

Little Eaton, DE21 5DG

£315,000



Home2sell are delighted to offer this sympathetically extended, three bedroomed semi detached family home within Ecclesbourne school catchment area which represents an excellent opportunity for the discerning purchaser looking to acquire a spacious and well proportioned residence in a convenient and very popular location. Supplemented by sealed unit PVCu double glazing where stated, gas central heating and enjoying ample off road parking. Accommodation comprising in brief of Porch, entrance hall, shower room having a three piece suite, lounge with feature fireplace, formal dining room, conservatory and fitted kitchen. To the first floor landing leads to three well proportioned bedrooms and a family bathroom having a three piece suite. Outside to the front of the property is a driveway providing generous and ample off road parking. With out doubt a special feature of the sale is the delightful large rear garden which enjoys a most pleasant aspect having a block paved patio terrace immediately to the rear making an ideal space for el fresco dining and entertaining with large lawn having well stocked and established borders. Viewing Essential. No Upward Chain. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



### Porch

Having a PVCu door with glazed insert, PVCu double glazed windows and ceramic tile flooring.

### Entrance Hall

Having a wooden door with glazed opaque inserts and matching twin side panels, central heating radiator, PVCu double glazed window to the front elevation, ceiling light, useful under stairs storage, wood grain effect flooring and stairs off to the first floor landing.

### Family Shower Room

Having a three piece suite comprising of a concealed cistern WC with fitted vanity hand wash basin with cabinets and matching drawer units and a tiled shower enclosure having a Triton electric shower. Recessed ceiling lighting, chrome ladder style heated towel rail, complimentary wall tiling and PVCu double glazed window to the side elevation.

### Lounge

12'5" x 11'7" reducing 11'5" (3.79m x 3.54m reducing 3.49m )

Having a PVCu double glazed walk in bay window to the front elevation, central heating radiator, two wall lights, ceiling light and television point. The focal point of the room is gas living flame fire set on a raised polished stone hearth with matching surround.

### Dining Room

12'0" reducing 10'11" x 11'8" (3.67m reducing 3.33m x 3.56m )

Having a wall mounted gas fire with back boiler which services the domestic hot water and central heating system. Fan and ceiling light and concertina doors to the conservatory.

### Conservatory

13'7" max x 9'4" max (4.15m max x 2.86m max )

Being of PVCu sealed unit construction with poly carbonate roof system on a solid base. Having French doors to the rear garden aspect, wood grain effect flooring, wall light and central heating radiator.

### Kitchen

13'11" reducing 6'2" x 7'7" extending 11'6" max (4.25m reducing 1.88m x 2.32m extending 3.52m max)

Having a modern fitted kitchen comprising of a range of base wall and matching drawer units with work surfaces over incorporating a one and a half sink drainer unit with chrome Swan neck mixer tap. Having space and plumbing for an automatic washing machine, space for a dishwasher and integrated fridge. Having a four ring electric hob with electric fan assisted oven with an extractor canopy over. Central heating radiator, complimentary splash back tiling, ceramic tiled flooring, ceiling light, PVCu double glazed window to the side elevation, PVCu door to the rear garden aspect and a wooden window to the conservatory.

### To the first floor landing

Having access to the loft void, PVCu double glazed window to the side elevation and ceiling light.

### Bedroom One

10'11" x 11'8" (3.35m x 3.57m )

Having a PVCu double glazed window to the front elevation, wood grain effect flooring, central heating radiator and ceiling light.

### Bedroom Two

11'8" x 10'2" (3.56m x 3.11m )

Having a PVCu double glazed window to the rear elevation enjoying a fine aspect and view, central heating radiator, fitted wardrobes and cupboards, wood grain effect flooring, ceiling light and fan.

### Bedroom Three

7'8" x 7'1" (2.36m x 2.16m )

Having a PVCu double glazed window to the front elevation, central heating radiator and ceiling light.

### Family Bathroom

Having a fitted suite comprising of a concealed cistern WC, vanity hand wash basin a bath with panelled side having a Triton electric shower over. Complimentary wall tiling, PVCu double glazed opaque window and central heating radiator.

### Outside

Outside to the front of the property is a driveway providing generous and ample off road parking. With out doubt a special feature of the sale is the delightful large rear garden which enjoys a most pleasant aspect having a block paved patio terrace immediately to the rear making an ideal space for el

fresco dining and entertaining with large lawn having well stocked and established borders. Timber garden shed.

### Garage

Having double doors.

### Area

Little Eaton is a highly sought after residential location and is a thriving village with a range of pubs, local shop and access to delightful countryside walks.

The property is perfectly positioned for ease of access to the A38 giving onward travel to the A50, A52 and M1 corridor.

Situated within the Eccelsbourne School catchment area.

### Directional Note

Leave Derby city centre via the A38 and at the Little Eaton island proceed straight over onto Alfreton Road into Little Eaton. A short distance along turn right onto the coach road and immediately right onto Bermuda Avenue where the property is situated on the left hand side.



## Road Map



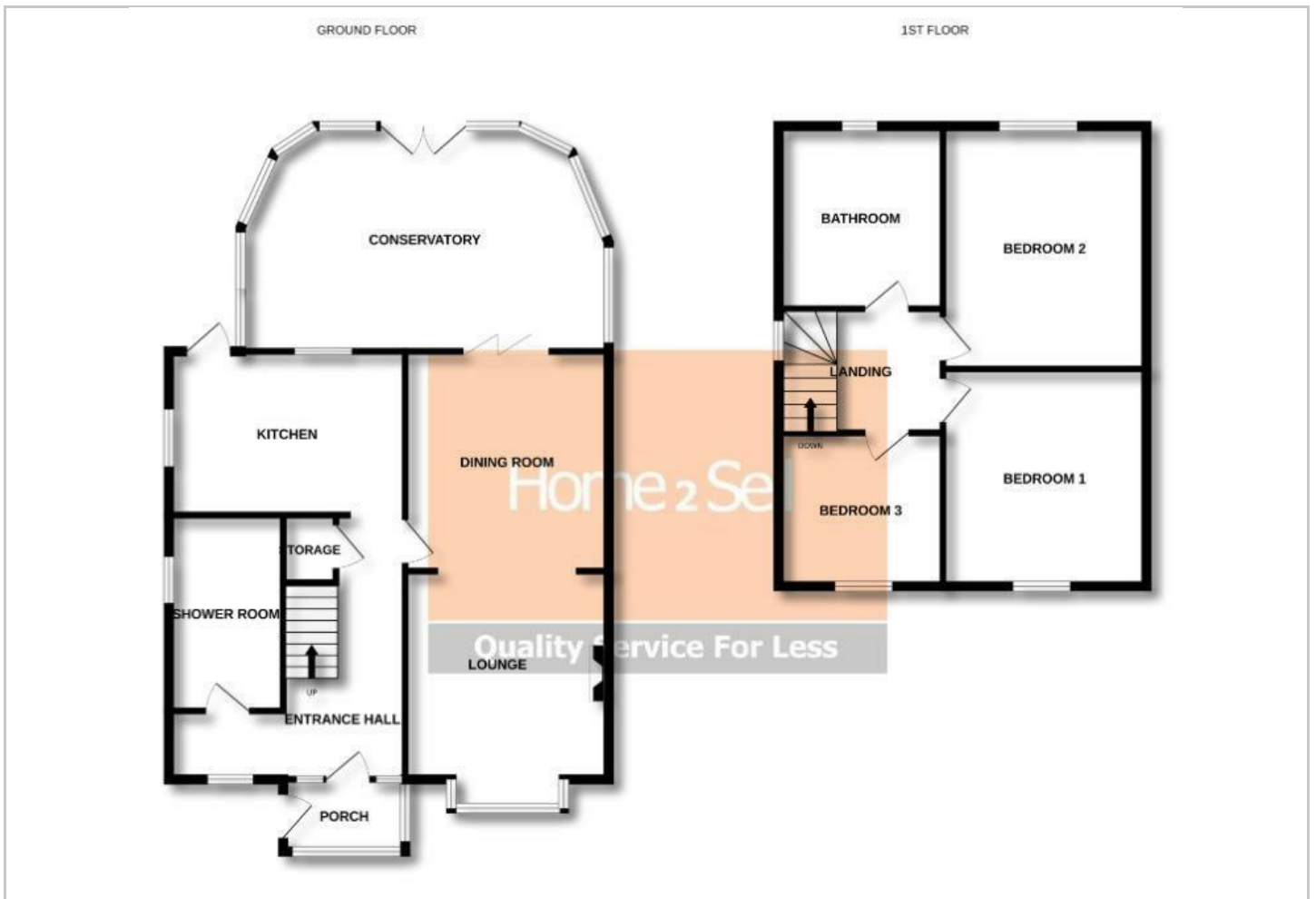
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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