



## 3 Bed House - Detached

122 Duffield Road, Little Eaton, Derby DE21 5DU

Price £750,000 Freehold



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**Fletcher  
& Company**

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- Traditional Detached Property in Prime Location - Close To Eaton Bank/Bluebell Woods
- Ecclesbourne School Catchment Area
- Planning Permission To Extend 2025 - Add Value - Erewash Council ERE/0125/0037
- Lounge, Dining Room, Living Kitchen/Dining
- Three Double Bedrooms & Family Bathroom
- Generous Garden Plot - Home Office/Studio
- Sweeping Driveway - Electric Gates - Detached Garage
- Open Countryside Views
- Handy For Duffield, Little Eaton & Belper
- Well Established & Popular Residential Area

ECCLESBOURNE SCHOOL CATCHMENT AREA - Magnificent three bedroom traditional property with planning permission to extend set in mature large gardens with open views.

#### The Location

The location is convenient for both Duffield and Little Eaton villages and occupies a tranquil setting nestling into the hillside of the sought after Eaton Bank area. Bluebell Woods itself does offer some magnificent scenery, walks and surrounded by open fields and countryside.

Little Eaton village is also easily accessible from this property providing local shops, reputable Village Primary School, historic church, public houses, regular bus services and noted village park.

The village of Duffield provides an excellent range of amenities including a varied selection of shops and schools including the Meadows and William Gilbert Primary Schools and the noted Ecclesbourne Secondary School. There is a regular train service into Derby City centre which lies some five miles to the south of the village. Local recreational facilities within the village include squash, tennis, cricket, football, rugby and the noted Chevin golf course.

A further point to note, is that the Derwent Valley in which the village of Duffield nestles is one of the few world heritage sites.

#### Accommodation

##### Ground Floor

##### Porch

4'9" x 3'4" (1.47 x 1.02)

With character arch solid oak wood door, solid oak wood flooring with inset door mat and storage cupboard.

## Hallway

8'0" x 7'8" (2.45 x 2.36)

With matching solid oak wood flooring, half a glazed internal door with leaded finish, deep skirting boards and architraves, high ceiling, plate rack, spotlights to ceiling, and split-level staircase with balustrade leading to first floor.



## Lounge

16'9" x 12'9" (5.13 x 3.91)

With feature fireplace with gas fire, solid oak wood flooring, deep skirting boards and architraves, high ceiling, coving to ceiling, countryside views, two radiators, two double glazed windows to side, double glazed window to front and internal panelled door.



## Dining Room

11'10" x 10'11" (3.62 x 3.33)

With solid oak wood flooring, deep skirting boards and architraves, high ceiling, coving to ceiling, countryside views, radiator, double glazed window to side, double glazed window to front and open square archway leading to hallway.



## Kitchen/Dining Room

18'8" x 13'10" (5.69 x 4.24)

With single stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, cooker, integrated fridge/freezer, integrated dishwasher, solid oak wood flooring, deep skirting boards and architraves, high ceiling, coving to ceiling, spotlights to ceiling, radiator, two double glazed windows overlooking rear garden, double glazed French doors to side and internal panelled door.



## Utility

8'1" x 2'10" (2.48 x 0.87)

With plumbing for automatic washing machine, space for tumble dryer, shelving, matching solid oak wood flooring, central heating radiator, boiler and half glazed side access door.

## Cloakroom

7'4" x 3'10" (2.25 x 1.19)

With low level WC, pedestal wash handbasin, matching solid oak wood flooring, deep skirting boards and architraves, high ceiling, coving to ceiling, radiator, coat hooks, double glazed window and internal panelled door.

## First Floor Landing

7'9" x 7'8" (2.37 x 2.35)

With deep skirting boards and architraves, high ceiling, attractive balustrade, radiator, countryside views, double glazed window and access to roof space via loft ladder with boards for storage and insulation.

## Double Bedroom One

16'10" x 12'11" (5.14 x 3.94)

With a good range of fitted wardrobes and matching chest of drawers, deep skirting boards and architraves, high ceiling, coving to ceiling, radiator, countryside views, double glazed window to side, double glazed window to front and internal panelled door.



### Double Bedroom Two

11'10" x 10'11" (3.61 x 3.34)

With deep skirting boards and architraves, high ceiling, radiator, countryside views, double glazed window to front and internal panelled door.



### Double Bedroom Three

13'10" x 10'11" (4.24 x 3.34)

With fitted wardrobes, deep skirting boards and architraves, high ceiling, coving to ceiling, radiator, double glazed window to rear, double glazed window to side and internal panelled door.



## Bathroom

13'5" x 6'11" (4.10 x 2.12)

With bath, fitted wash basin with fitted base cupboard underneath, low level WC, separate shower cubicle with shower, tile splashbacks, tile flooring, wall cupboards, two heated towel rails/radiators, spotlights to ceiling, double glazed window and internal panelled door.



## Gardens

The property enjoys a generous sized garden enjoying wide shaped lawns, raised circular patio for entertaining, a warm south westerly aspect and countryside views.



## Driveway

A tarmac driveway provides car standing spaces for several cars with sliding electric gate.



### Home Office/Studio

14'0" x 7'7" (4.27m x 2.31m)

With power and lighting.



### Garden Shed

22'11"16'4" x 16'4"6'6" (7'5" x 5'2")



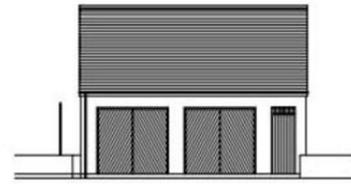
### Detached Garage

52'5"16'4" x 26'2"26'2" (16'5" x 8'8")

With power and lighting.



Planning Permission  
Erewash Council ERE/0125/0037



Garage Elevations - front



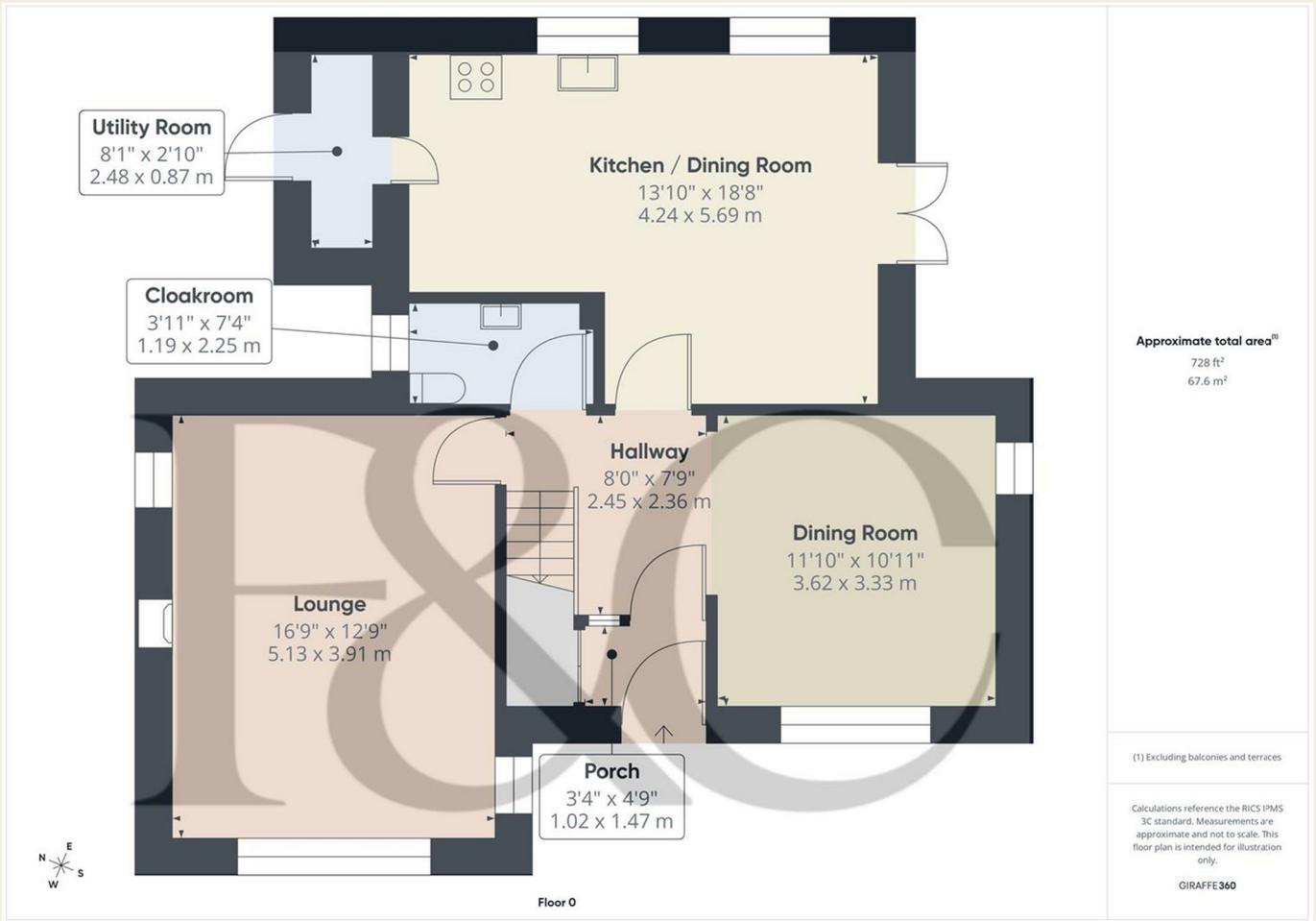
Back Elevation



Front Elevation

Council Tax Band - F  
Erewash

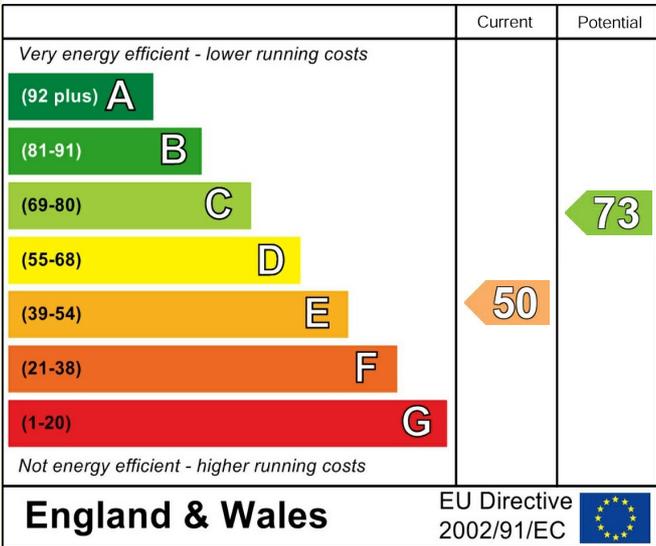




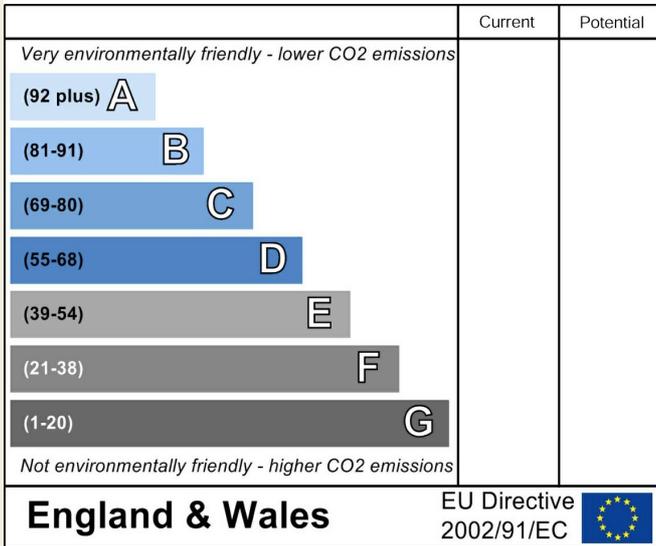
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### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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