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Barley Close  
Little Eaton Derby



## Property Description

This three bedroom semi-detached property boasts ample potential and sits on a substantial plot in the highly desirable location of Little Eaton. Barley Close is in close proximity to a wide variety of local amenities such as; shops, schools, bus routes and easy commute to major road links. In brief the property consists of; an entrance hallway with downstairs W/C, lounge, kitchen and dining room. To the first floor there is three well proportioned bedrooms and a family shower room. Outside there is off road parking next to the property with sheds behind, a tiered garden that also stretches to the side allowing ample space and opportunity. This property needs to be viewed to fully appreciate what it has to offer.

## Entrance Hallway

The open hallway is accessed from the front door with laminate flooring allowing access to the first floor via the stairs and all areas of the ground floor. the entrance hall also benefits from a downstairs toilet which comprises of a low level W/C and wash hand basin.

## Lounge

Located to the front of the property the spacious lounge has a feature fireplace, laminate flooring, radiator and large double glazed window to the front.

## Kitchen

The kitchen is located to the rear of the property and consists of a variety of matching wall and base units with counter tops over, stainless steel sink and drainer unit, integrated oven with hob over, window to the rear with door to the side leading to the rear garden and vinyl flooring.

## Dining Room

located to the rear elevation off of the kitchen the dining room has laminate flooring, radiator and large double glazed window to the rear.

## First Floor Landing

This open landing allows access to;

## Bedroom One

Situated to the front elevation this double bedroom consists of a double glazed window to the front, radiator below and wooden flooring.

## Bedroom Two

Situated to the rear elevation this double bedroom consists of a double glazed window to the rear with radiator below and wooden flooring.

## Bedroom Three

Situated to the rear elevation with wooden flooring, radiator and window to the rear elevation.

## Shower Room

The three piece shower suite consists of a shower cubicle, low level W/C and wash hand basin with a double glazed window to the front, towel radiator and vinyl flooring.

## Outside

### Front

To the front the property stands proud with off road parking to the side and the side garden leading round the additional parking spaces which are there and has access to the rear through the side gate.

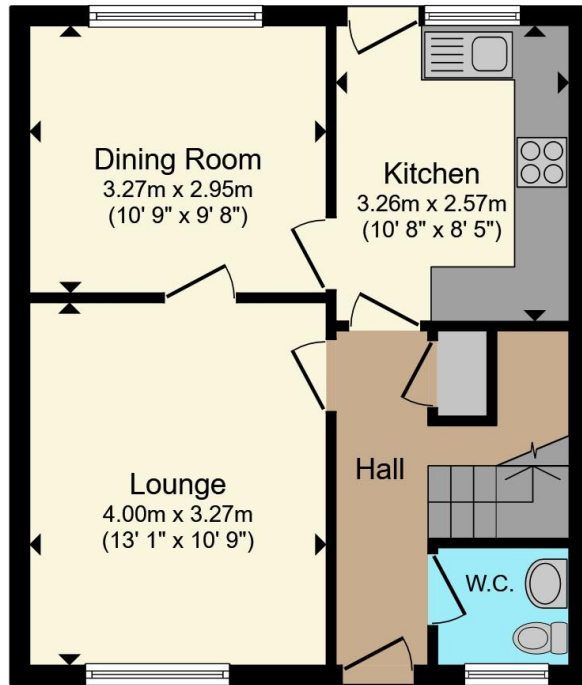
### Rear

The rear garden is tiered with stones , grass and mature shrubs whilst sitting on an ample plot and extends round the parking spaces and off to the side, allowing an ideal space to enjoy the warmer months and utilised to your heart's content.

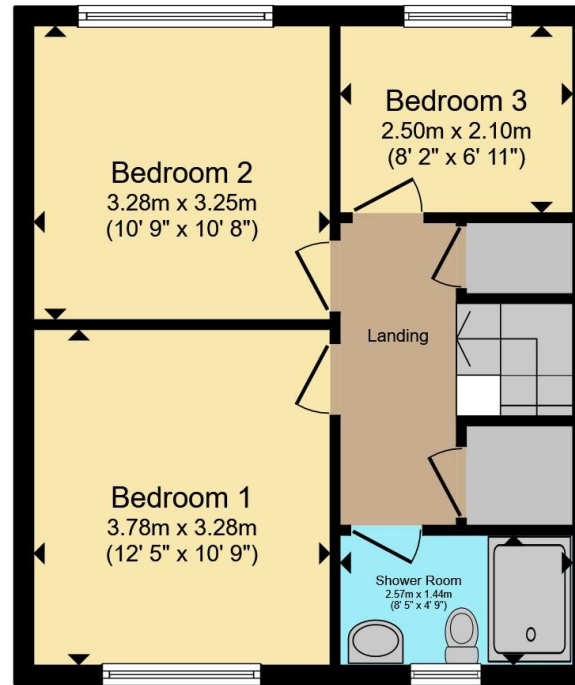








**Ground Floor**



**First Floor**

Total floor area 83.7 m<sup>2</sup> (900 sq.ft.) approx

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Tenure: Freehold



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