



3 Bed House - Detached

New Build Whittaker Lane, Little Eaton, Derby DE21 5AT

Price £299,950 Freehold



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Fletcher
& Company

www.fletcherandcompany.co.uk

- Brand New Detached Home
- Ecclesbourne School Catchment Area
- Located Along A Pleasant Non-Through Road
- Living Lounge/Dining/Kitchen with Built in Appliances
- Utility Room & Cloakroom/W.C.
- Three Bedrooms & Family Bathroom
- Landscaped Gardens
- Driveway For Two Vehicles
- 10 Year Warranty
- Gas Central Heating & Double Glazing

ECCLESBOURNE SCHOOL CATCHMENT AREA – Brand New three bedroom detached home located along a pleasant non-through road, enjoying a popular position on the edge of Little Eaton and close to nearby countryside.

The Location

Little Eaton is a very popular village location situated five miles north of Derby City centre and offers a good range of local amenities to include Co-Op Store, newsagent/cafe, butcher, chemist, public houses, historic church and regular bus services. Little Eaton is well known for its Village Primary School and is within the noted Ecclesbourne Secondary School catchment area.

Local recreational facilities are on St Peter's Park to include football, cricket, tennis courts, green bowls, children's playground and leisure pavilion. Drum Hill and Bluebell Woods provide delightful scenery and walks. Easy access on to the A6, A38, A50 leading to the M1 motorway.

Entrance Hall

12'11" x 3'1" (3.95 x 0.96)

With stairs to first floor and storage cupboard.

Cloakroom

6'2" x 2'11" (1.90 x 0.90)

Living Lounge/Dining/Kitchen

18'5" x 12'3" (5.63 x 3.74)

With built-in appliances.



Utility/Cloakroom

6'3" x 5'1" (1.92 x 1.56)



First Floor Landing

7'9" x 3'3" (2.37 x 1.01)

Bedroom One

12'4" x 8'11" (3.77 x 2.72)

Bedroom Two

9'2" x 8'5" (2.81 x 2.57)

Bedroom Three/Study

8'9" x 6'5" (2.69 x 1.96)

Bathroom

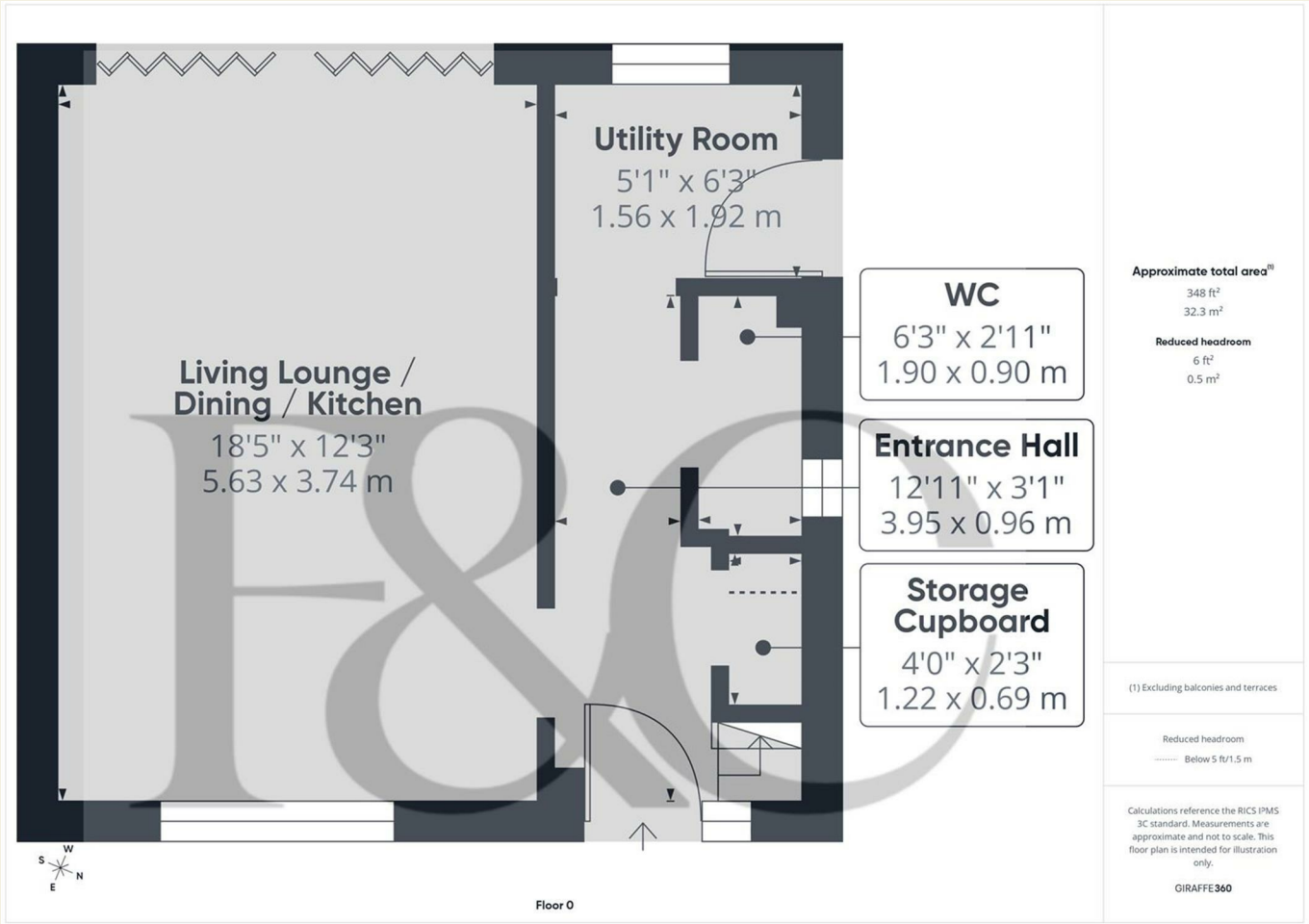
7'4" x 5'7" (2.24 x 1.71)

Landscaped Garden

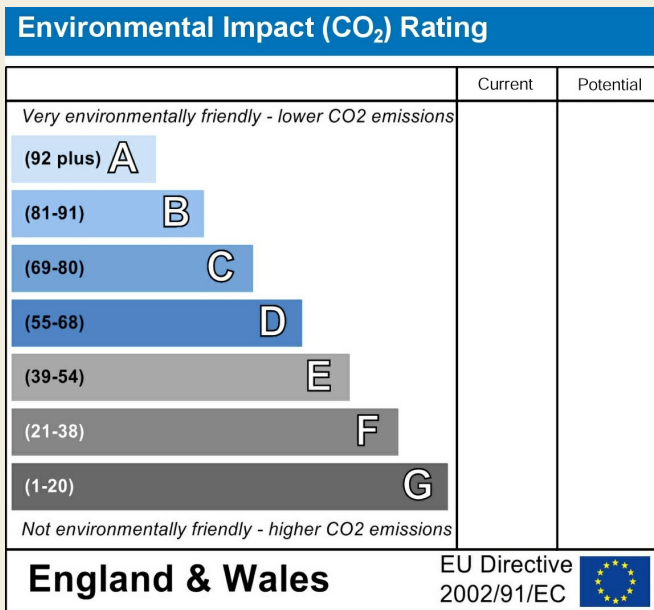
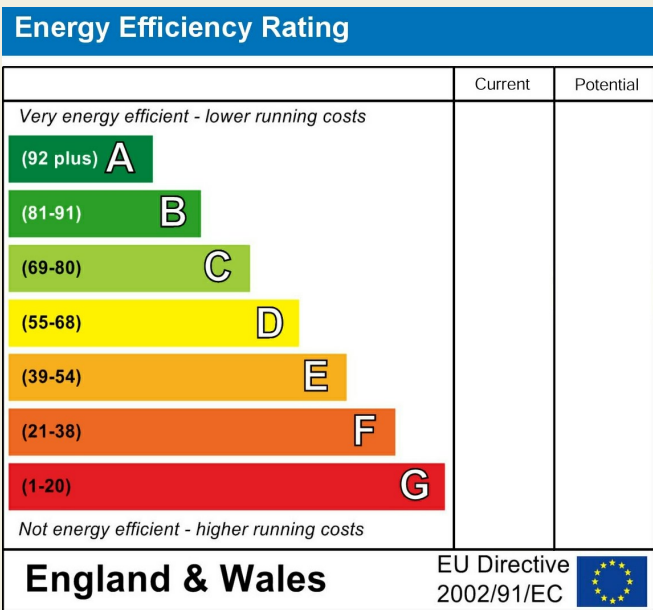
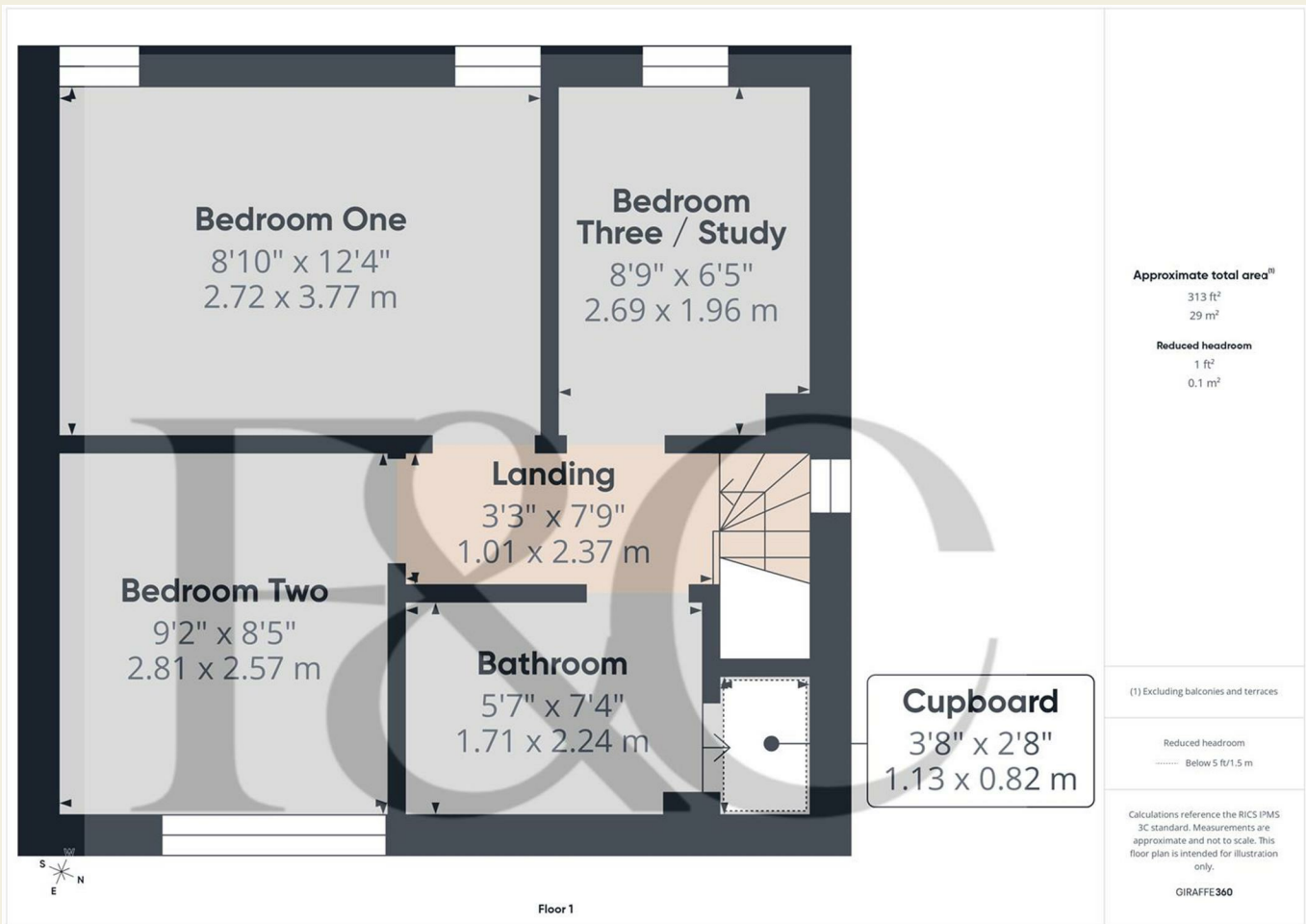
Lawn and patio.

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Driveway
For Two Vehicles



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