



Alfreton Road
Little Eaton DERBY



Property Description

Hall and Benson are pleased to market this modern three-bedroom semi-detached home. Offering well-balanced accommodation set over three floors, ideal for family living. The property is situated in the prime location of Little Eaton in the Ecclesbourne catchment area, close to local walk and shops with easy access to the A38 as well as countryside walks. In brief the property comprises of an entrance hallway, Open plan lounge diner, kitchen to the rear with utility room and downstairs W/C and door leading to the side lean too which benefits from power and lighting. To the first floor there is two bedrooms and a modern three piece suite. To the loft conversion there is the main bedroom with storage in the eaves. To the outside the property sits back from the road with a front boundary wall complimenting the character features of the property and to the rear there is a mature low maintenance garden with a summer house benefiting from power, lighting and is well insulated. This property truly needs to be viewed to appreciate what the accommodation has to offer.

Entrance Hall

Accessed through the front door, the entrance hallway has a door leading to the dining room and stairs leading to the first floor with an electric eco heaters and Laminate flooring.

Dining Room

The dining room has a feature chimney breast, Triple glazed window to the front elevation and radiator below, door to under stairs storage, opening leading to the Lounge and is laid with laminate flooring.

Lounge

Accessed through the dining room, the open lounge has a double glazed window to the rear, feature gas fireplace, laminate flooring and door leading through to the kitchen.

Kitchen

Situated to the rear of the property the fully fitted kitchen comprises of a variety of wall and base units with counter tops over, sink and drainer unit with double glazed window above, integrated double oven, hobs with extractor over and dishwasher. There is a door leading to the lean to as well as the utility room and it is laid to tiled flooring.

Utility room

Positioned off of the kitchen with plumbing for washing machine wall and base unit with counter top over and a low level W/C.

First Floor Landing

Allowing access to all the rooms on the first floor and stairs leading to the second floor.

Bedroom Two

Situated to the rear right hand elevation this double bedroom comprises of built in wardrobes, additional power sockets fitted , UPVC double glazed window to the rear, radiator and carpet flooring.

Bedroom Three

Situated to the front elevation this large single room has built in wardrobes , additional power sockets , triple glazed window to the front elevation with radiator below and laid to carpet flooring

Bathroom

The family bathroom suite comprises of a bath with shower over , low level W/C, wash hand basin with mixer tap over , partly tiled walls and tiled flooring with towel radiator and double glazed window to the rear.

Second Floor Landing

Bedroom One

The main bedroom is situated in the loft conversion with double glazed window to the rear elevation ,laminated flooring and ample storage within the eaves.

Outside

Front

To the front the property stands proudly back behind the boundary wall with gate leading to a path to the front door and side access gate leading to the lean too which benefits from power and lighting.

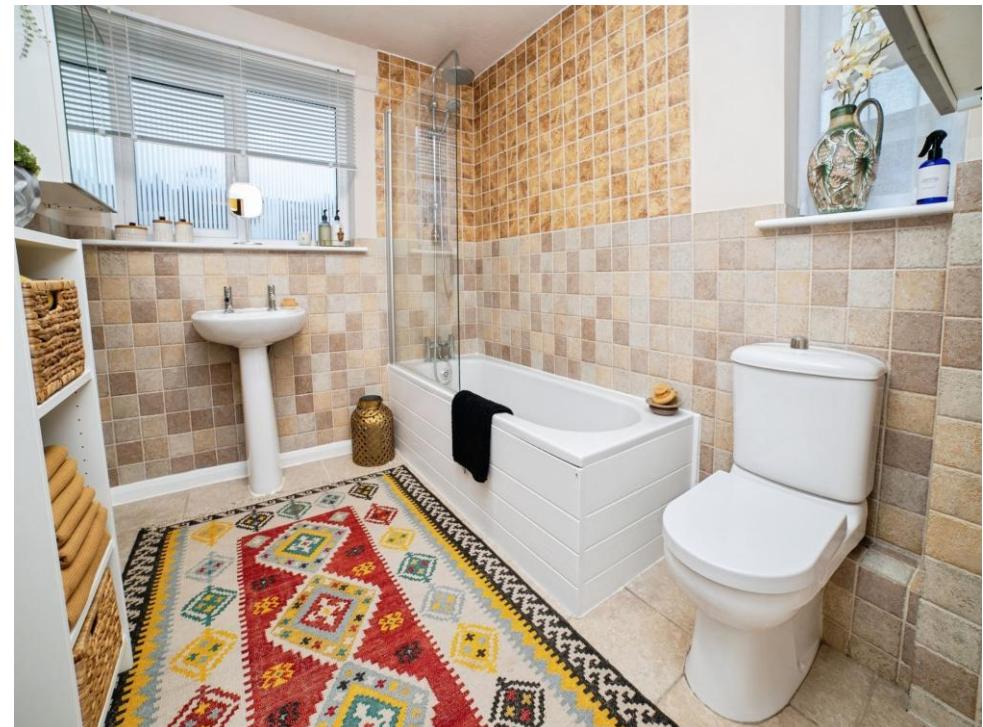
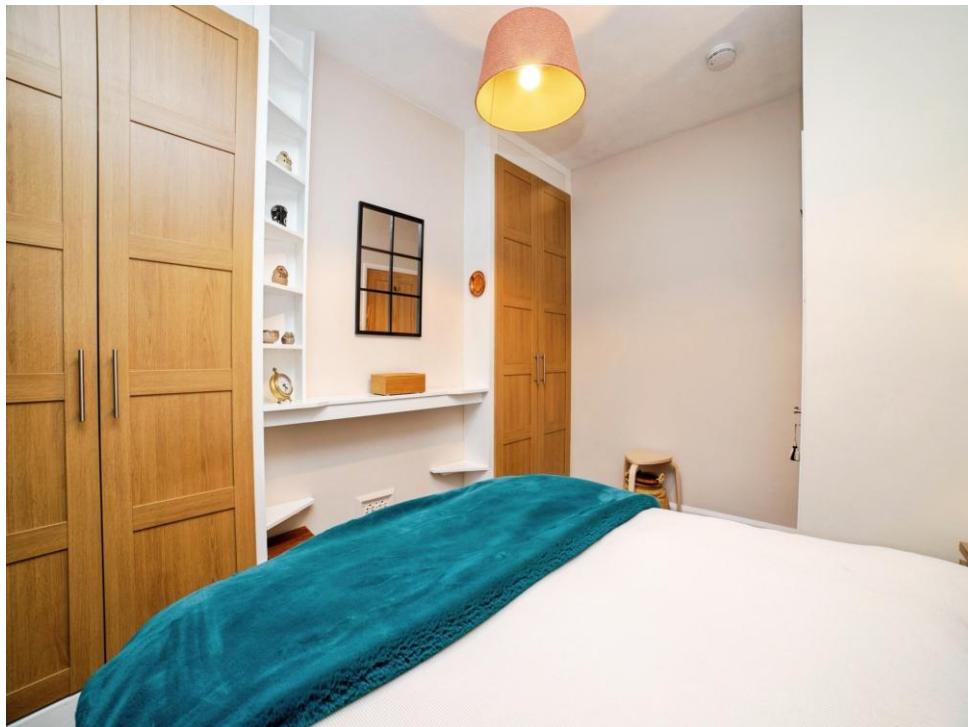
Rear

The fully secure and private rear garden boasts ample colour in the warmer months and is fully mature with apple trees, cherry trees, pear trees and lots more colourful flowers. Easily manageable and low maintenance with pebble and patio areas, a real sun trap in summer. To the rear of the garden is summer house.

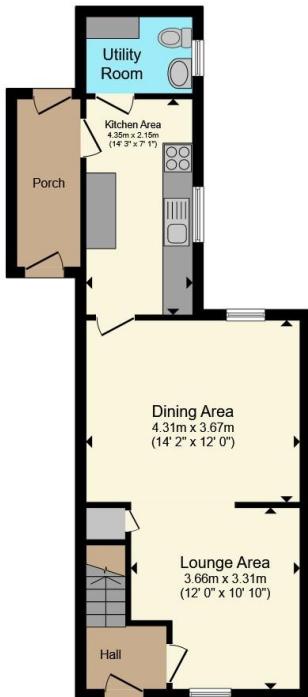
Summer House

Situated to the rear of the garden and is fully insulated with UPVC sliding door and also benefits from power and lighting allowing the perfect space for a home office/ gym or so much more.





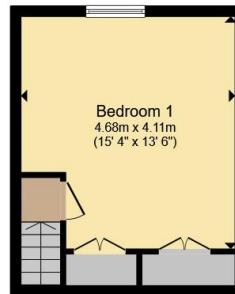




Ground Floor



First Floor



Second Floor



Outbuilding

Total floor area 121.4 m² (1,306 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Hall & Benson on

T 01332 555 945
E allestree@hallandbenson.co.uk

E7 Park Farm Centre Park Farm Drive
 DERBY DE22 2QQ

EPC Rating: D Council Tax
 Band: B

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Tenure: Freehold



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Property Ref: ATR102432 - 0008