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# Primville Whitaker lane

Little Eaton, DE21 5AT

## Offers Around £425,000

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Occupying this popular cul-de-sac location on the edge of Little Eaton Village is this sympathetically extended two double bedroomed bungalow residence which represents an excellent opportunity for the discerning purchaser looking to acquire a well presented property with exciting potential for extension or loft conversion ( subject to necessary planning consent being obtained ) in Ecclesbourne School Catchment Area.
The property benefits from a generous plot having gated access to an established fore garden with a driveway to the front and garden to the rear. This property has been owned by the same family since its construction around 60 years ago. The accommodation has been well maintained throughout and has the benefit of gas central heating, double glazing and in brief comprises: reception hall, lounge having dual aspect multi fuel burning stove and bay window to the front elevation, fitted dining kitchen with range cooker and side porch. Two double very well proportioned bedrooms and a family shower room having a three piece suite. Viewing Essential.





## Reception Hall
6'3" x 11'1" (1.92m x 3.40m )
Having an arch storm porch vestibule the property is entered via a PVCu door having glazed inserts with matching twin side window to the front elevation, central heating radiator, access to the loft void and wall lighting.

## Lounge
17'8" reducing 13'10" x 10'7" extending 11'9" (5.39m reducing 4.22m x 3.25m extending 3.59m )
Having a walk in bay PVCu double glazed window to the front elevation, PVCu double glazed window to the rear garden aspect, two central heating radiators, inset dual aspect multi fuel burning stove set on a stone hearth, coving to the ceiling and light.

## Fitted Dining Kitchen
11'8" reducing 8'1" x 14'9" (3.58m reducing 2.48m x 4.50m )
Having a fitted kitchen comprising of a range of base wall and matching drawer units with roll top work surfaces over incorporating a sink drainer unit with chrome mixer tap. Range cooker having a stainless steel extractor canopy over, complimentary splash back tiling, space and plumbing for an automatic washing machine, space for a fridge freezer, display cabinets, wood grain effect flooring, central heating radiator and PVCu double glazed windows to the side and front elevations. Wall mounted BAXI gas combination boiler which services the domestic hot water and central heating system. Door to the side Porch.

## Porch
Having a PVCu entrance door, Aluminium framed window and wood grain effect flooring.

## Bedroom One
10'9" x 10'10" (3.30m x 3.32m )
Having a PVCu double glazed window to the front elevation, central heating radiator and ceiling light.

## Bedroom Two
10'9" x 10'1" (3.28m x 3.09m )
Having a PVCu double glazed window to the rear elevation, central heating radiator, wood grain effect flooring and ceiling light.

## Family Shower Room
Having a three piece suite comprising of a close couple WC, pedestal hand wash basin with complimentary splash back tiling and a walk in shower with thermostatically controlled rain and hand held attachment. PVCu double glazed opaque window to the rear elevation. Chrome ladder style heated towel rail.

## Outside
The property is set back from behind an established and well stocked fore garden with lawn. Having a driveway to the side providing ample off road parking for several vehicles.
To the rear a generous garden with lawns and planting area. Greenhouse and timber garden shed.

## Area
Little Eaton is a convenient and sought after village location situated approximately 5 miles north of Derby City centre and offers a good range of local amenities to include Co-Op Store, newsagent, 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.
For those who enjoy the outdoor pursuits the nearby Drum Hill and Bluebell Woods provide some delightful scenery and walks.
Transport links close by include easy access on to the A6, A38, A50 leading to the M1 motorway.

## Directional Note

Leaving Derby City centre along Sir Frank Whittle Road, continue straight ahead at the next four roundabouts and proceed towards Little Eaton village along Alfreton Road. Proceed through Little Eaton village passing the local shops on the right hand side. Before heading out of Little Eaton take a left hand turn over Jack O'Darley Bridge, which is the continuation of Alfreton Road and proceed along the road for approximately half a mile enjoying open fields on the right hand side. Eventually take a left hand turning into Whittaker Lane (cul-de-sac) where Primville will be located on the right hand side clearly identified by our distinctive Home2sell For sale board.









## Road Map



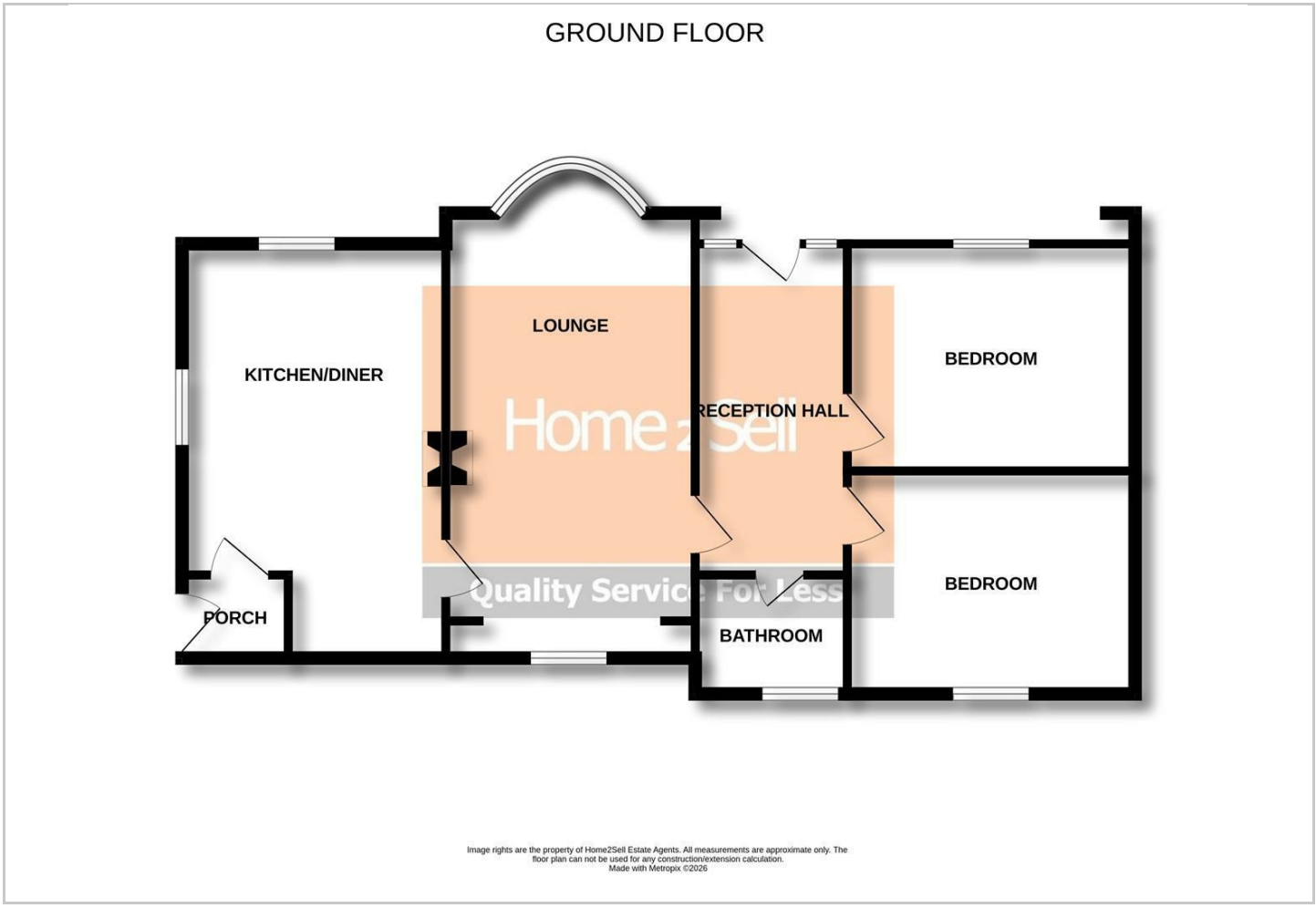

## Hybrid Map




## Terrain Map



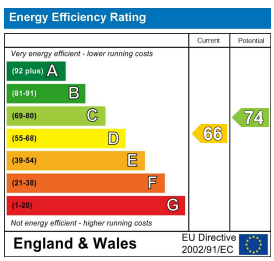

## Floor Plan




## 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




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