

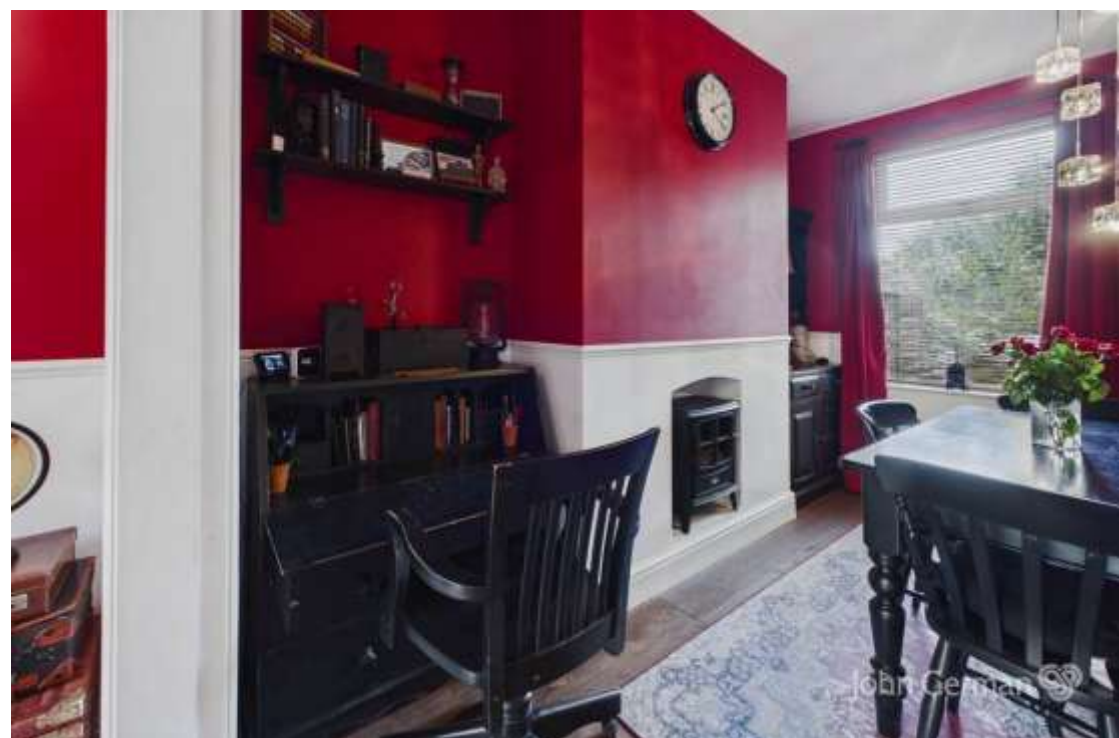
# New Street

Little Eaton, Derby, DE21 5AF

John German



John German



# New Street

Little Eaton, Derby, DE21 5AF

£275,000

**Late Victorian, beautifully maintained and presented two double bedroomed semi-detached home with character. Having a delightful rear garden. Located off a private road in the centre of Little Eaton Village, a short stroll from the local amenities.**

John German

Entrance to the property is via a double glazed entrance door opening into a spacious entrance hall with engineered wood flooring, deep skirting boards and architraves, dado rail, high ceiling with coving, period archway and staircase rising to the first floor. Doors lead off to the ground floor living spaces.

The living room overlooks the front elevation and features a handsome period style fireplace with living flame gas fire, engineered wood flooring, deep skirting boards and architraves, dado rail, high ceiling, fitted wall lights and an open square archway leading into the dining room.

The dining room overlooks the rear elevation with a feature chimney breast incorporating a display fireplace alcove and electric stove effect fire, deep skirting boards, dado rail and architraves, high ceiling, engineered wood flooring.

The kitchen leads off the dining room and is fitted with a range of base and eye level units, wood effect worksurfaces, single sink unit with mixer tap with window above, tiled splash-backs, four ring gas hob with extractor hood over, built-in stainless steel double electric oven, wood-effect flooring, deep skirting boards and architraves, high ceiling, door giving access to the cellar and double glazed door giving access to the garden.

The useful cellar runs under the living room and provides useful storage and houses the gas meter, electrical consumer unit.

On the first floor, a split level landing has deep skirting boards and architraves, high ceiling, attractive balustrade, access to roof space and a built-in cupboard. The lower landing gives access to the bathroom which has been fitted with a four-piece suite comprising panelled bath with chrome fittings, wash basin, low level w.c. and a double shower cubicle. Fully tiled walls and flooring, heated chrome towel rail and a window to the rear.

The master bedroom is a lovely size overlooking the front elevation with deep skirting boards and architraves, high ceiling and a feature chimney breast with alcove lighting.

Bedroom two is also a double room overlooking the rear garden, with deep skirting boards, architraves and a high ceiling.

Roof Space - Offers potential a loft extension to provide a third bedroom with en-suite (subject to planning permission).

**Outside**  
The property is traditionally constructed of brick beneath a pitched tiled roof which was replaced in 2025, with an attractive frontage pleasantly set back from the pavement behind a low-maintenance fore garden enclosed by a low brick retaining wall.

To the rear is a good-sized, fully enclosed garden, predominantly laid to lawn with a paved patio area providing an ideal space for outdoor dining and entertaining. There is also a useful brick-built store and a bespoke garden shed, which is included within the sale. The property benefits from its own secure side access, with gated entry providing convenient access to the rear garden.

Little Eaton is a convenient and highly sought after village approximately 5 miles north of Derby City centre with a great range of local amenities to include Co-op Store, newsagent, butcher, chemist, historic church and an excellent range of watering holes and eateries. 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 Blue Bell Woods provide some delightful scenery and walks. Little Eaton is well known for its village primary school and is within the noted Ecclesbourne Secondary School catchment area (the bus stop for Ecclesbourne is within walking distance of this property).  
Transport links include easy access onto the A6, A38, A50 and M1 with regular bus services and nearby train stations in Duffield and Derby.



**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

**Property construction:** Traditional

**Parking:** On road

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

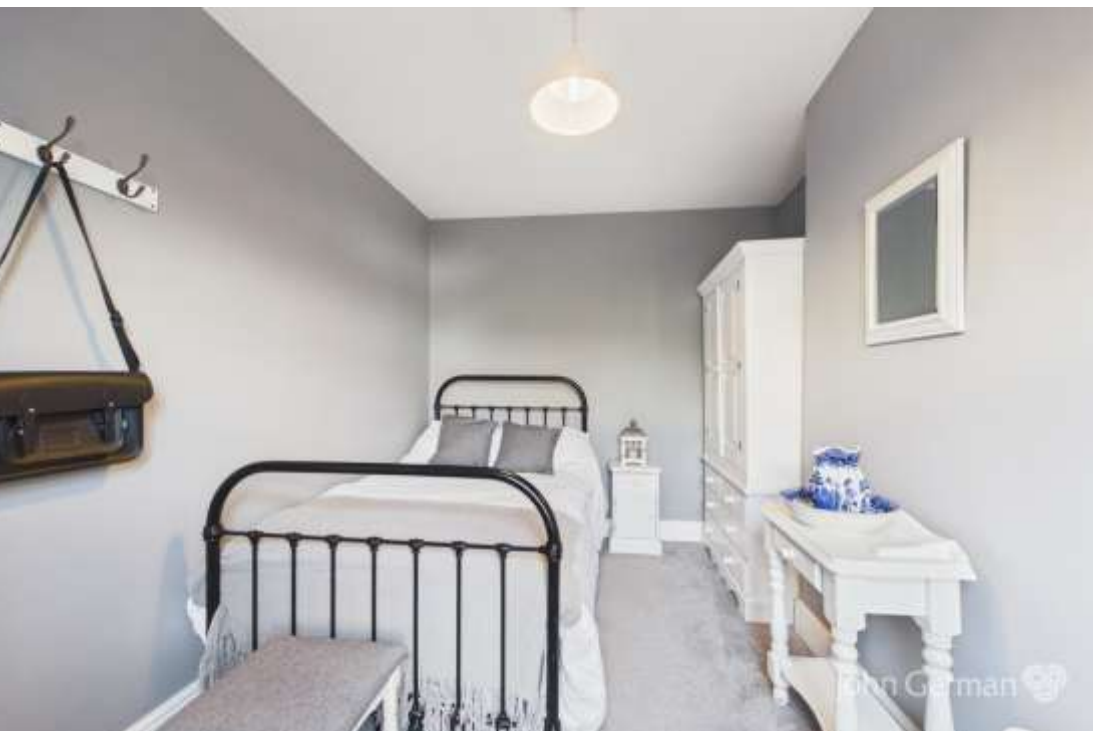
**Local Authority/Tax Band:** Erewash Borough Council / Tax Band B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/25082026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





Floor -1



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

86.3 m<sup>2</sup>

928 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



### Agents' Notes

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. John German 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.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 57 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



### John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB

01332 943818

derby@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

