

# Duffield Road

Little Eaton, Derby, DE21 5DU

John   
German






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Offers Over £600,000

A photograph of a well-maintained garden. In the foreground, there's a green lawn with some purple flowers. To the right, a wooden pergola structure is visible, with a stone fire pit in front of it. The background is filled with dense green trees and foliage. The overall scene is peaceful and scenic.

**Magnificent family home full of character with beautifully proportioned living accommodation including four excellent bedrooms. Having undergone a raft of recent improvements on a stunning half an acre plot including landscaped gardens and a small woodland, all tucked away in this lovely private location.**

Set well back from the highly sought after Duffield Road which is located close to Eaton Bank, the property is approached by a long sweeping driveway leading to plenty of off road parking and a detached brick garage and charming studio/office.

The property does offer excellent potential to be extended and also a loft conversion, subject to planning permission.

The main entrance to the property is to the front and built in the 1930's of brick beneath a pitched tiled roof with twin gables. The front porch is accessed beneath an arched opening with double opening sealed unit double glazed entrance doors, quarry tiled flooring, wall light and half glazed door with leaded finish opening into the entrance hall. The entrance hall features the original herringbone style solid wood flooring, deep skirting boards and architraves, high ceiling, coving to ceiling, staircase with a attractive balustrade leading to the first floor, radiator, a useful under-stairs storage cupboard with panelled door and a stained glass oval window.

The sitting room overlooks the front elevation and is filled with natural light from a large uPVC double glazed bay window and a uPVC double glazed window to the side, chimney breast with an inset gas burning stove and tile hearth, deep skirting boards and architraves, high ceiling, coving to ceiling, radiator, stripped and polished wooden floorboards. On the opposite side of the hallway sits the living room having a central chimney breast with an inset arched lintel incorporating a log burning stove and raised granite hearth, deep skirting boards and architraves, high ceiling, coving to ceiling, two radiators, stripped and polished wooden floorboards, uPVC double glazed window to the front and internal original Crittall French doors giving access to the garden room. The bespoke built garden room provides stunning views over the garden constructed of a brick base with double glazed windows, double glazed roof, tiled floor and French doors opening onto a stone patio.

Moving back through the property into the lovely open plan dining kitchen which has been fully refitted with a range of contrasting shaker style units with under unit lighting, marble effect worktops, inset sink unit with drainer and mixer tap, uPVC double glazed window above, induction hob with extractor hood over, built-in eye level double oven, integrated dishwasher along with plumbing and space provided for an American style fridge freezer. The dining area has matching floor to ceiling useful fitted cupboards providing good storage, radiator, original Crittall window to the rear and coving to ceiling. Doors lead off the kitchen area to a walk-in pantry with shelving and a window to the rear as well as a laundry/utility cupboard with space for stackable appliances, plumbing for an automatic washing machine, double glazed window and quarry tiled flooring.

A lovely arched and fully double glazed entrance door opens leads out onto the side of the house with access to the garden and garage etc.

A sliding barn door gives access to the refitted guest WC with white with low flush WC, wash hand basin, tiled splash-back plus a uPVC double glazed window.

Stairs lead past a uPVC double glazed window to a central first floor landing with doors leading off to the bedrooms, family bathroom and a separate WC. Pull down hatch and a ladder accesses a large loft space.

The master bedroom is fitted with a comprehensive range of fitted wardrobes with sliding doors, deep skirting boards and architraves, high ceiling, coving to ceiling, uPVC double glazed window with stunning views to the front, a uPVC double glazed window to the rear with fine views over the mature gardens, fields and woodland to the rear.

The fully refitted and remodelled ensuite comprises fully tiled corner shower with rainfall shower head, low flush WC, vanity washbasin with storage beneath and tiled splashback, heated towel radiator, opaque glazed uPVC double glazed window.

There are three further bedrooms all of which can accommodate a double bed if needed.

A stand-alone WC is fitted with a low flush WC and hand washbasin plus a uPVC double glazed window to the rear. Completing the internal accommodation is the fully refitted family bathroom fitted with a period style suite comprising panelled bath with shower over with rainfall shower head, glass shower screen and tiled splashbacks, vanity washbasin with tiled splashback and storage beneath, chrome heated towel radiator, built-in airing cupboard and an opaque uPVC double glazed window.

Outside the property sits behind a mature front garden with steps up to a raised patio with room for a table and chairs. A driveway provides car standing spaces for three/four cars and also can be enlarged if desired by using the front garden. The detached brick garage has power, lighting and up and over door. Attached to the rear is a lovely home studio/workshop with log burning stove, power, lighting and an original Crittall window to the rear. A fixed wooded step ladder leads up to a useful loft area with feature circular windows on both sides currently used as a hide away chill out space used by the current owners children.

The majority of the garden sits to the rear being mainly laid to lawn with herbaceous borders, a sunken gravelled seating area and a newly installed split level paved terrace seating area with pergola and a brick pizza oven. The garden leads up to a small wooded area beyond which lie some of the areas most popular woodland with walks leading over the top of the valley and beyond.

**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. The bottom part of the driveway is shared, with joint responsibility for upkeep.

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:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

**Broadband type:**

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 D

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

**Our Ref:** JGA/26112025

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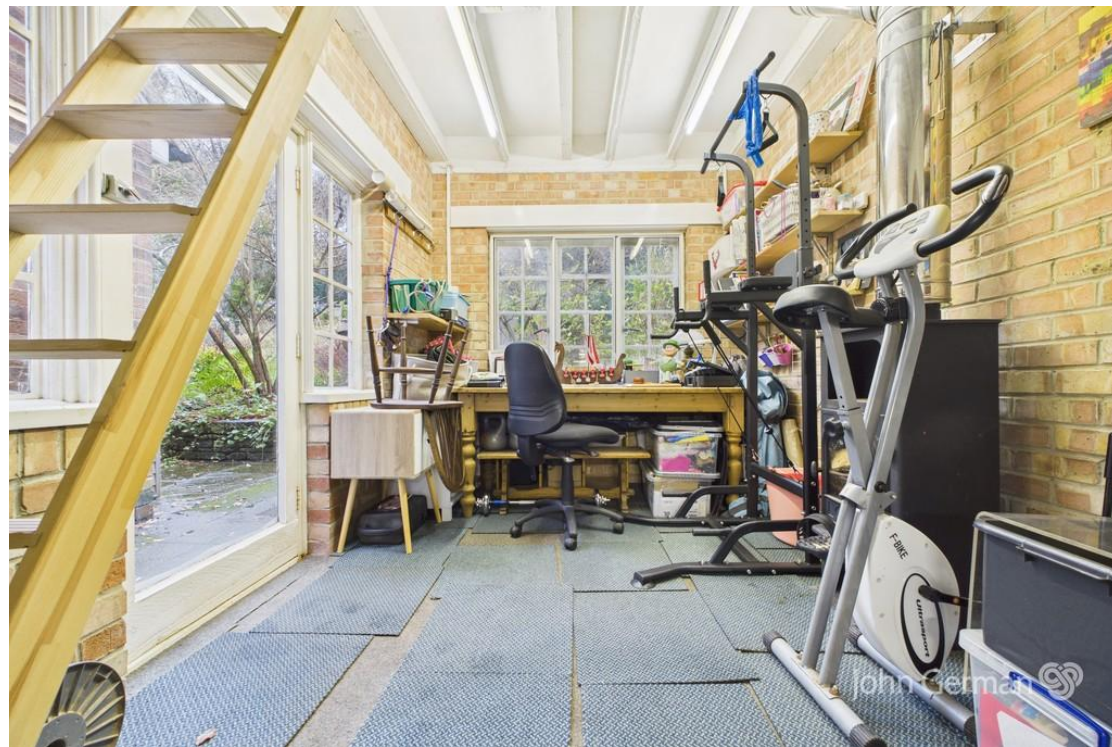
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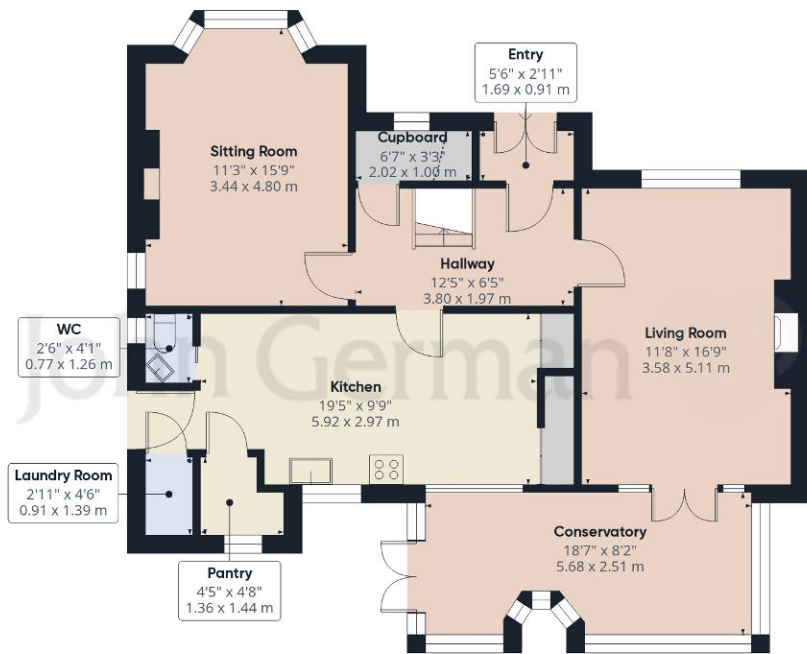
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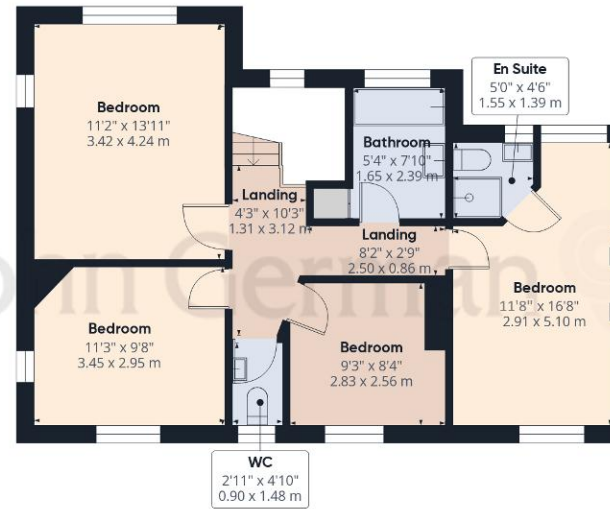
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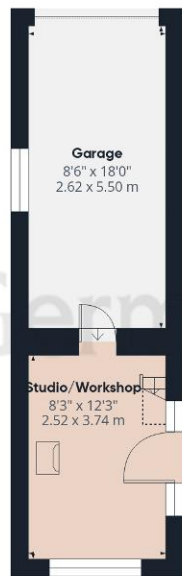
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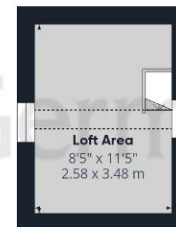
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

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

1851 ft<sup>2</sup>

171.9 m<sup>2</sup>

Reduced headroom

89 ft<sup>2</sup>

8.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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### Agents' Notes

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**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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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