4 Bed House - Detached

185 Alfreton Road, Little Eaton, Derby DE21 5AA
Offers Around £450,000 Freehold

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Fletcher & Company

www.fletcherandcompany.co.uk

- Unique Three/Four Bedroom Detached Family Home Over Three-Storey
- Ecclesbourne School Catchment Area
- Set in the Heart of the Village - Good Local Amenities - Bus Services
- Lounge & Snug
- Kitchen/Dining Room with Doors to Garden
- Study/Bedroom Four
- Three Bedrooms - Family Bathroom & Shower Room
- Private Garden with Storage Sheds
- On-Street Car Parking
- Walking Distance to Primary School, Shops & St Peters Park

ECCLESBOURNE SCHOOL CATCHMENT AREA - This unique three/four-bedroom detached family home offers a delightful blend of space and comfort across three storeys.

The private garden is a true highlight, offering a serene outdoor space for children to play or for adults to unwind. It is an ideal setting for summer barbecues etc.

It is within walking distance to the village primary school, making the morning school run a breeze. Additionally, local shops and St. Peter's Park are just a short stroll away, providing easy access to essential amenities and recreational activities. Excellent bus services nearby further enhance the convenience of this location.

The Location

Little Eaton is situated approximately five miles north of Derby city centre and offers a good range of local amenities to include Co-op Stores, newsagent, butcher, chemist and public houses. It is well known for its reputable village primary school and is within the noted Ecclesbourne School Catchment area. Regular bus services operate along Alfreton Road to Derby city centre. Local recreational facilities are at St Peter's Park to include football, cricket, tennis courts, bowling green, children's playground and recently constructed and noted pavilion. Furthermore Bluebell Woods and Drum Hill provide some delightful scenery and pleasant walks. The nearby A38 provides fast access onto the A50 and M1 motorway.

Accommodation

Ground Floor

Entrance Hall

8'6" x 4'9" (2.60 x 1.45)

With entrance door, tile flooring, spotlights to ceiling, character ceiling, deep skirting boards and architraves and high ceiling.

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Lounge

20'10" x 12'8" (6.37 x 3.88)

With wood flooring, deep skirting boards and architraves, high ceiling, two radiators, two double glazed windows both having fitted blinds to front, double glazed window to rear with fitted blind and internal oak veneer door with chrome fittings.

Snug

12'10" x 9'7" (3.92 x 2.94)

With radiator, spotlights to ceiling, deep skirting boards and architraves, high ceiling, double glazed window to rear with fitted blind and internal oak veneer door with chrome fittings.

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Inner Hallway

3'2" x 3'0" (0.97 x 0.93)

With staircase leading to first floor.

Double Bedroom Three

13'8" x 9'10" (4.18 x 3.00)

With deep skirting boards and architraves, high ceiling, double glazed window to front with fitted blind, radiator, double glazed window with fitted blind to rear and internal oak veneer door with chrome fittings.

First Floor Landing

9'11" x 2'7" (3.03 x 0.79)

With double glazed window to rear overlooking the garden.

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Double Bedroom One

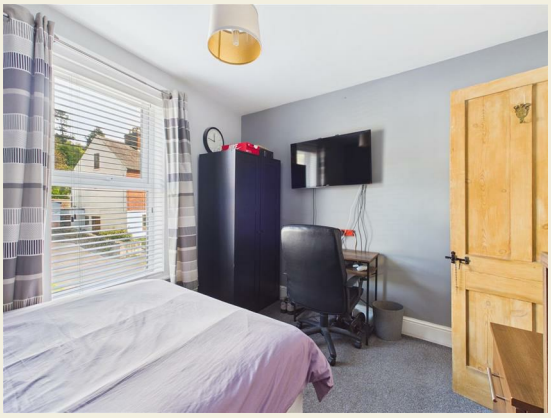
14'10" x 8'11" (4.53 x 2.74)

With deep skirting boards and architraves, high ceiling, spotlights to ceiling, radiator, double glazed window to front with fitted blinds, double glazed window to rear with fitted blind, corner built-in wardrobe with sliding doors, additional freestanding wardrobe included in the sale and internal stripped panelled door.

Double Bedroom Two

11'7" x 8'5" (3.55 x 2.59)

With deep skirting boards and architraves, high ceiling, radiator, double glazed window to front with fitted blind and internal stripped door.



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Family Bathroom

9'10" x 8'9" (3.00 x 2.69)

With bath with mixer tap/shower with shower screen door, fitted wash basin with fitted base cupboard underneath, low level WC, built-in cupboards, deep skirting boards and architraves, high ceiling, spotlights to ceiling, heated chrome towel rail/radiator, concealed central heating boiler, double glazed window to front with fitted blind, double glazed window to rear and internal stripped door.

Inner Lobby

3'2" x 2'9" (0.97 x 0.86)

With stairs leading to lower level accommodation and double glazed window to rear.

Lower Level Accommodation

Hallway

9'10" x 2'1" (3.02 x 0.65)

With spotlights to ceiling.

Dining Room

12'9" x 7'7" (3.89 x 2.33)

With spotlights to ceiling, radiator, wall cupboards and open square archway leading into featured kitchen.

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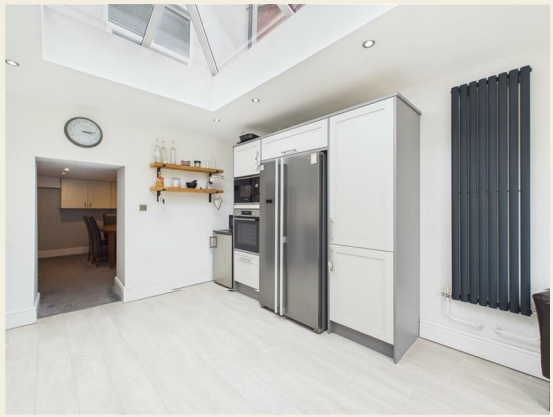
Kitchen

14'10" x 12'0" (4.53 x 3.68)

With one and a half sink unit with mixer tap, wall and base fitted units with attractive matching worktops, built-in five ring stainless steel gas hob with stainless steel extractor hood over, built-in stainless steel electric fan assisted oven, plumbing for automatic washing machine, American style fridge/freezer negotiable on sale, integrated dishwasher, tiled effect flooring, spotlights to ceiling, concealed worktop lights, feature double glazed lantern style window, double glazed window to rear and double glazed French doors opening onto sun patio and garden.



Understairs Cupboard

6'10" x 3'1" (2.10 x 0.95)

With quarry tiled flooring and providing storage with light.

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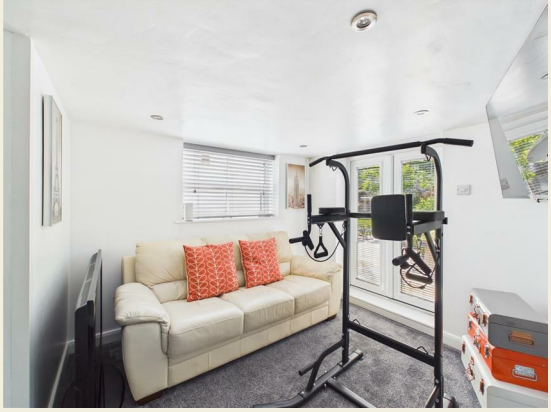
Study/Bedroom Four

9'6" x 8'7" (2.91 x 2.63)

With radiator, spotlights to ceiling, double glazed window to side with fitted blinds, double glazed French doors opening onto sun patio and garden.



Lobby Area

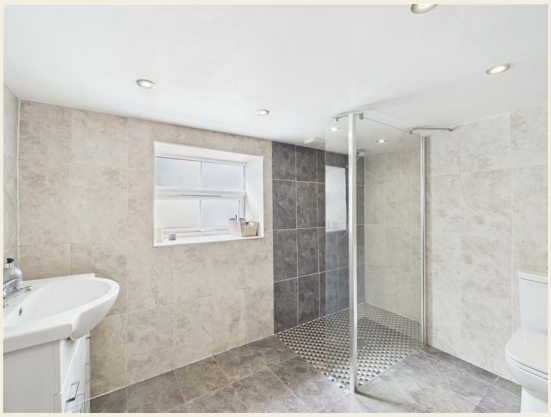
8'7" x 6'2" (2.62 x 1.90)

With potential for a utility room.

Family Shower Room

9'3" x 7'4" (2.82 x 2.25)

With walk-in double shower with chrome fittings including shower, fitted wash basin with fitted base cupboard underneath, low level WC, fully tiled walls, tile flooring, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator, double glazed window to rear and internal pine panelled door with chrome fittings.



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Private Garden

Being of a major asset to the sale of this particular property is its landscaped, private and sunny rear garden. The garden is laid to lawn with a varied selection of shrubs, plants and sun patio providing a pleasant sitting out and entertaining space. Furthermore, is a pleasant raised decked area with bespoke pergola over providing a further sitting out and entertaining space. Towards the bottom of the garden are two garden sheds, one timber and one plastic. The timber shed has power and lighting. Side access.

Council Tax Band C

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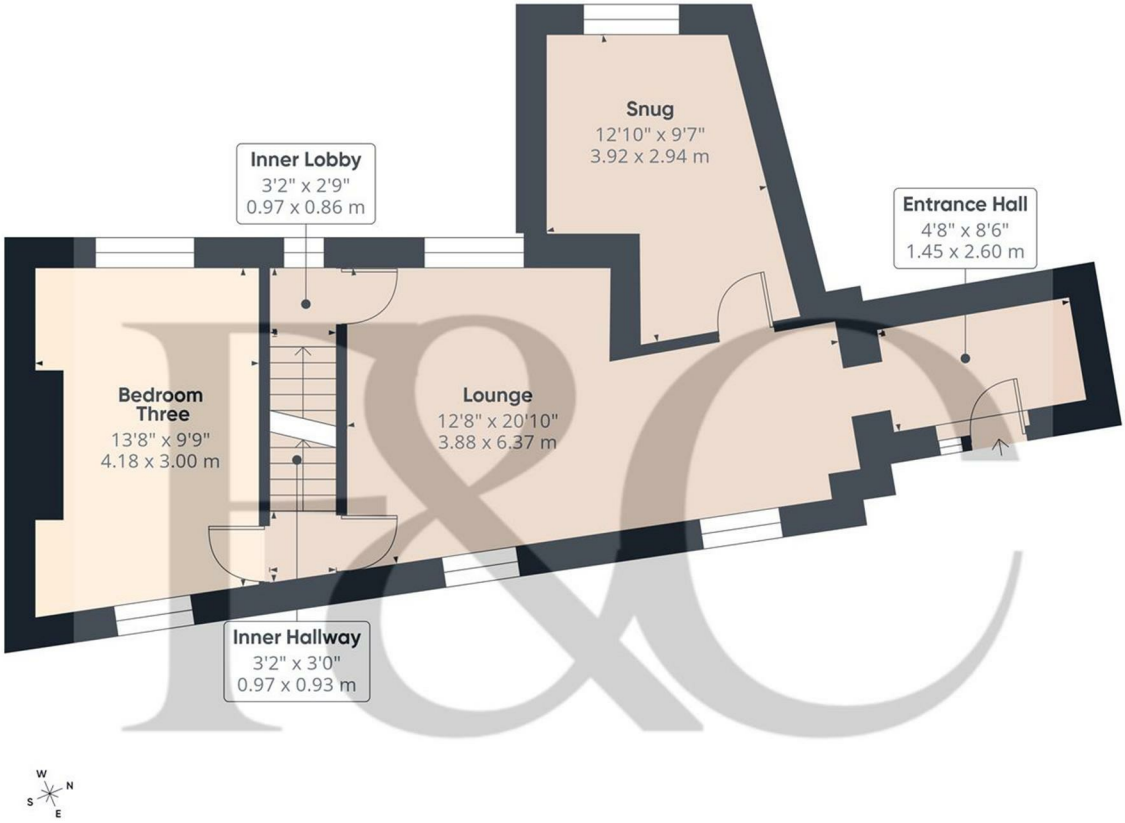

Floor 1

Approximate total area(1)

509 ft²

47.2 m²

(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.

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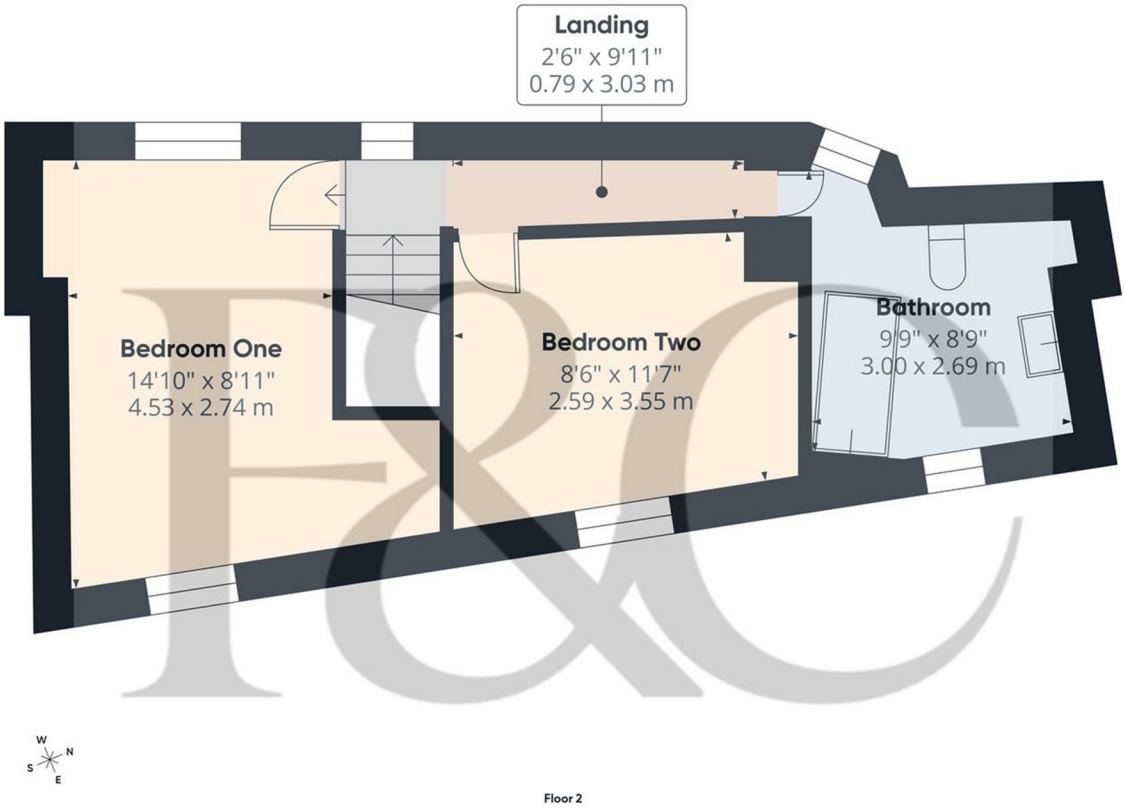

Approximate total area(1)

358 ft²

33.2 m²

(1) Excluding balconies and terraces

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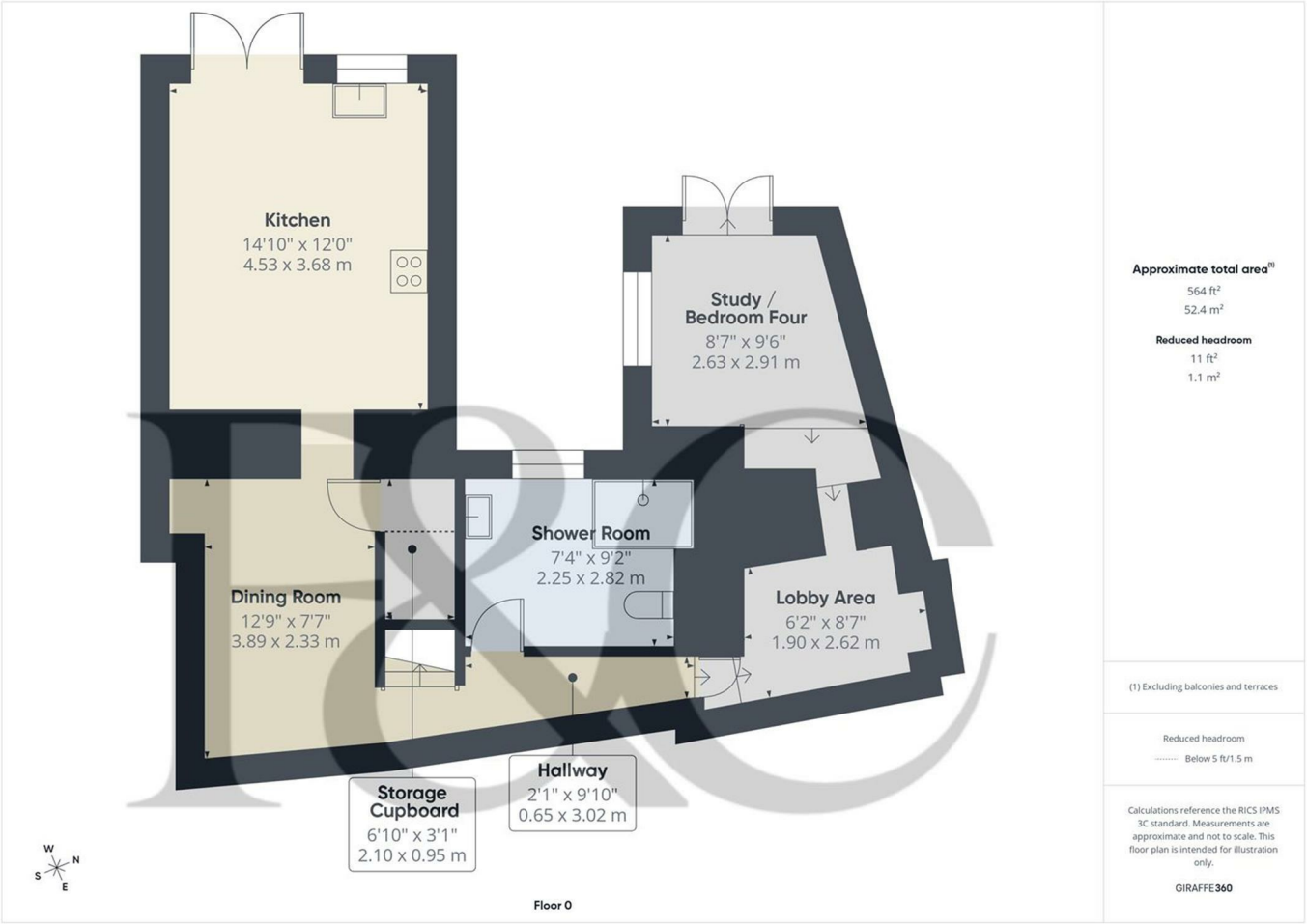

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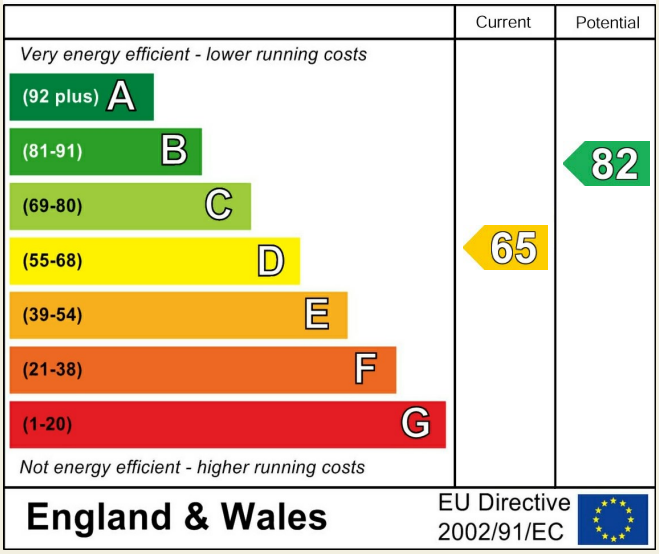
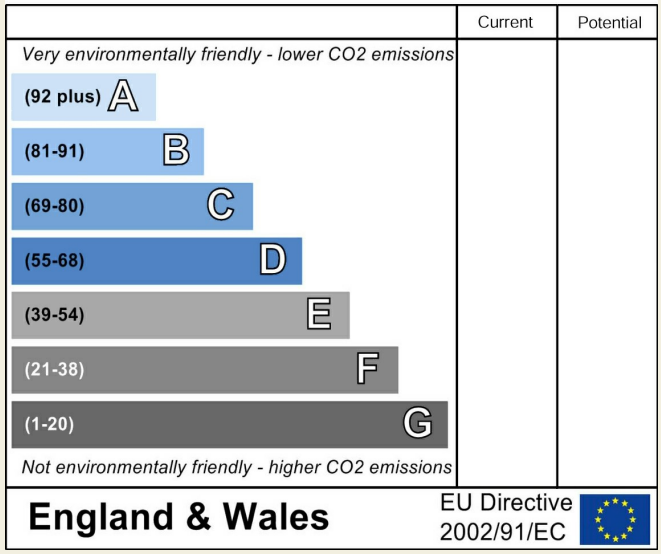
Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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