



## 3 Bed House - Detached

2 Buxton Drive, Little Eaton, Derby DE21 5AN

Price £425,000 Freehold



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# Fletcher & Company

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- Immaculate Extended Detached Property - Much Improved Throughout
- Ecclesbourne School Catchment Area
- Lounge
- Extended Living Kitchen / Dining Room - Aluminium Crittal French Doors to Garden
- Utility & Cloakroom
- Three Bedrooms & 4-Piece Bathroom
- Pleasant Gardens - Lawn & Indian Stone Patio
- Generous Driveway - Three Vehicles & Detached Garage
- Further Potential To Extend ( subject to planning permission )
- Popular Cul-de-Sac Location on the Edge of Little Eaton

**ECCLESBOURNE SCHOOL CATCHMENT AREA** - This immaculate extended three bedroom detached house offers a delightful blend of modern living and potential for further enhancement.

The heart of the home is undoubtedly the extended living kitchen and dining room, which features elegant French doors that open seamlessly to the garden, allowing for an abundance of natural light and a wonderful flow between indoor and outdoor spaces.

The tasteful decor throughout the property reflects a keen eye for detail and a commitment to quality, ensuring that you can move in with ease.

For those looking to make their mark, there is further potential to extend the property, subject to planning permission, allowing you to tailor the home to your specific needs.

#### **The Location**

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 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.

#### **Accommodation**

##### **Ground Floor**

## Entrance Hall

16'2" x 7'6" (4.93 x 2.31)

With composite entrance door, wood effect flooring, radiator, double glazed window to side with fitted blind, attractive staircase leading to first floor, double glazed side access door and useful understairs storage cupboard with oak veneer door.



## Lounge

12'2" x 11'9" (3.72 x 3.60)

With attractive panelled wall, display fireplace with TV alcove and fireplace alcove, wood effect flooring, radiator, double glazed window to front with fitted blind and internal oak veneer door.



## Living Kitchen / Dining Room

19'10" x 8'1" (6.07 x 2.47)

### Dining Area

With herringbone style wood effect flooring, feature vaulted ceiling, spotlights to ceiling, two double glazed Velux windows, radiator, aluminium crittal double glazed French doors opening on to Indian stone paved patio and rear garden and open space leading to kitchen area.



### Kitchen Area

With single ceramic Belfast sink with mixer tap, wall and base fitted units with attractive matching compact laminate worktops, tile splashbacks, feature corner pantry cupboard with shelving, display shelving, (American style fridge/freezer with drinks dispenser negotiable on sale), Kitchener 90 Rangemaster cooker with concealed extractor fan, integrated dishwasher, integrated pull-out double bins, matching kitchen island with solid oak worktops and also incorporating drawers and built-in wine cooler, spotlights to ceiling, radiator, open space leading to dining area and internal oak veneer door.



### Utility

6'11" x 5'5" (2.11 x 1.66)

With one and a half stainless steel sink unit with mixer tap, fitted base cupboards, fitted shelving, fitted worktops, concealed central heating boiler, plumbing for automatic washing machine, space and vent for tumble dryer, tile splashbacks, tiled effect flooring, radiator and internal oak veneer door.



### Cloakroom

6'2" x 3'1" (1.89 x 0.94)

With low level WC, fitted wash basin, attractive panelling to wall, tiled effect floor, radiator, extractor fan and internal oak veneer door.



### First Floor Landing

9'3" x 7'4" (2.83 x 2.26)

With attractive balustrade and double glazed window to side with fitted blind.

### Bedroom One

11'11" x 11'4" (3.64 x 3.47)

With attractive built-in double wardrobes with sliding doors including sliding mirrored doors, wood effect flooring, radiator, double glazed window to rear with fitted blind and internal oak veneer door.



## Bedroom Two

12'0" x 10'0" (3.66 x 3.07)

With feature panelled wall, wood effect flooring, radiator, double glazed window to front with fitted blind and internal oak veneer door.



## Bedroom Three

6'8" x 7'5" (2.05 x 2.27)

With wood effect floor, radiator, double glazed window to front with fitted blind, access to roof space and internal oak veneer door.



## Bathroom

7'4" x 6'11" (2.25 x 2.11)

With tub bath with mixer tap/shower attachment, fitted circular wash basin with fitted base cupboard underneath, low level WC, corner shower cubicle with shower, fully tiled walls, tile flooring, spotlights to ceiling, extractor fan, wall mounted mirror medicine cabinet, heated towel rail/radiator, double glazed window to rear with fitted blind and internal oak veneer door.



## Front Garden

The property is set back from the pavement edge behind a lawn fore-garden with flowerbeds and hedgerow. Side access with wheelie bin storage.

### Rear Garden

A very pleasant, enclosed garden laid to lawn with attractive Indian stone patio with sleepers, well-stocked beds, hedgerows, light and power. Timber shed.



### Driveway

The property benefits from a double width tarmac driveway providing car standing spaces for three vehicles.

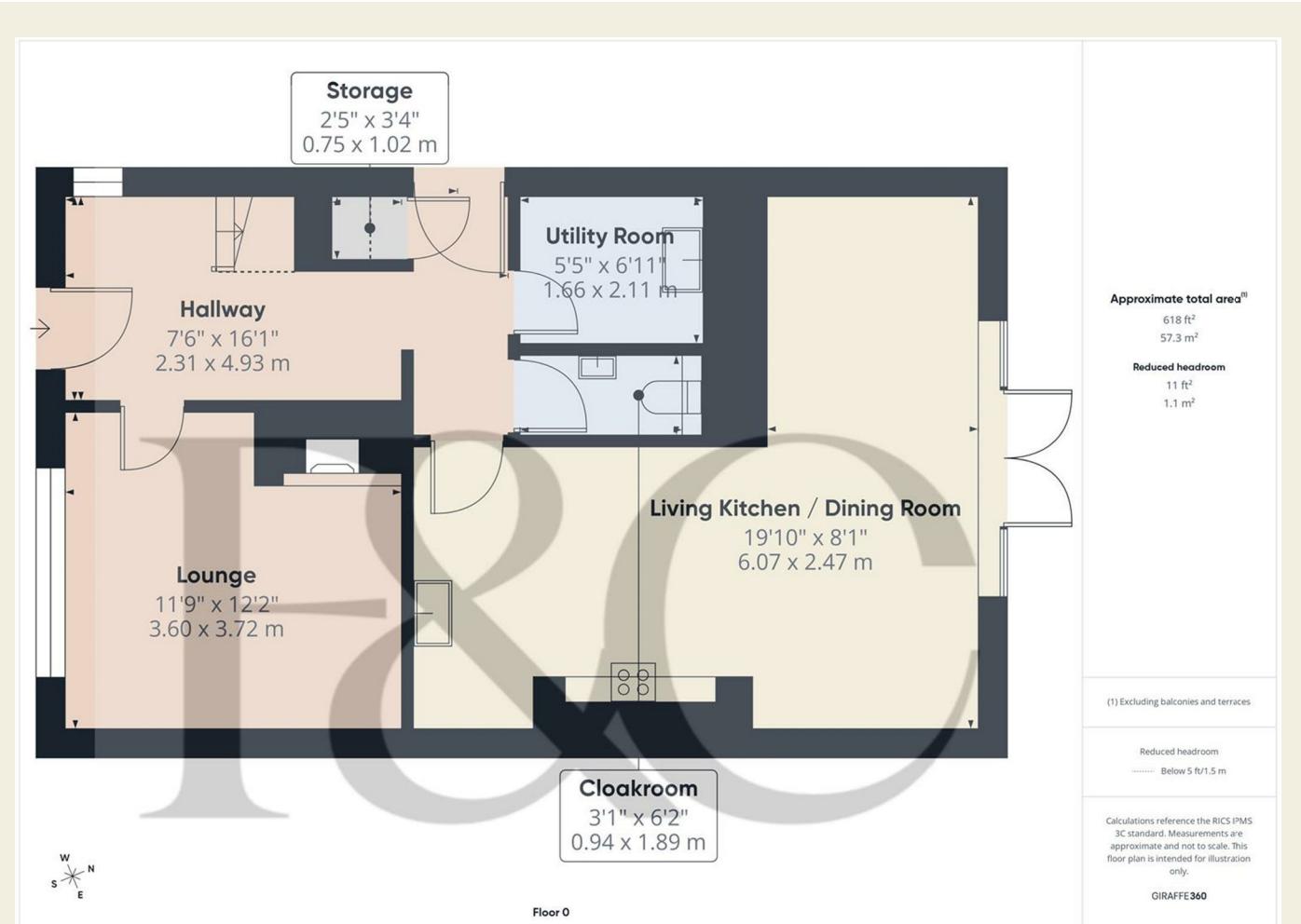
### Brick Detached Garage

20'0" x 7'9" (6.10m x 2.36m)

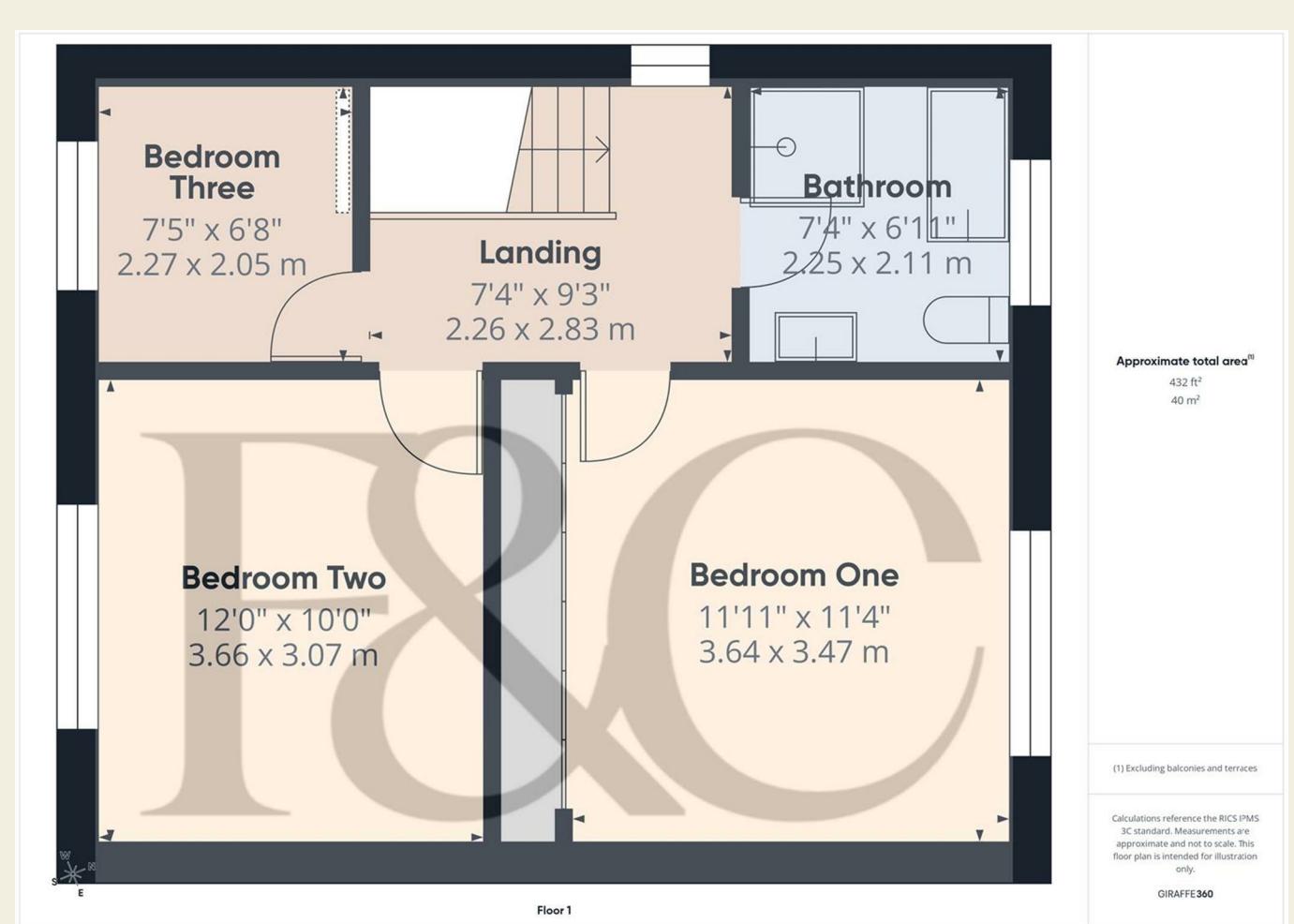
With concrete base, power, lighting, gas meter, electric, front door and two side latch doors.

Council Tax Band - D

Erewash



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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	