

CURRAN  
BIRDS  
CO



Duffield Road, Little Eaton

£290,000

CURRAN BIRDS + CO



Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



**ECCLESBOURNE SCHOOL CATCHMENT, UPGRADED KITCHEN AND BATHROOM -**  
This superb semi detached property is set well back from the road and has been skilfully extended to the front elevation and includes an attractive storm porch. It offers high-quality accommodation throughout, including an upgraded kitchen and stylish modern bathroom, making it ideal for first-time buyers, young families, or professionals seeking a move-in ready home.

The extended kitchen-dining space provides a sociable hub, while the spacious lounge with log burner opens onto a landscaped garden complete with hot tub. Features such as underfloor heating, CCTV, air conditioning and Hive heating system all combine to enhance day-to-day living.

Set within the popular village of Little Eaton and falling within the Ecclesbourne School catchment, this property combines attractive design with everyday convenience with many amenities within a short walk.





### The Detail

As you step into the spacious entrance hall, the quality of the presentation is clear – ceramic tiled flooring, underfloor heating, and side windows create a bright and welcoming first impression.

The heart of the home is the extended kitchen-dining area, finished to a high standard with shaker-style units, tiled splashbacks, a gas hob with cooker hood, and an integrated electric oven. There's ample room for a dining table, with a contemporary wall-mounted radiator, along with stylish plinth and cabinet lighting. Space is available for an American-style fridge-freezer, dishwasher and washing machine, while the inclusion of a waste disposal system adds extra practicality.

To the rear, the lounge is complete with laminate flooring, a raised log burner, and patio doors opening directly onto the garden. In addition a convenient WC and generous under-stairs storage add to the home's everyday functionality.

Upstairs, the master bedroom includes air conditioning and two built-in storage cupboards, with two further well-proportioned bedrooms offering flexibility along as potential use for a home office. The bathroom has been upgraded, featuring a P-shaped bath with rainfall shower, a contemporary vanity unit with washbasin, tiled splashbacks, recessed and strip lighting, and additional built-in storage.

Externally, the property presents a smart and welcoming frontage, enhanced by a newly laid lawn, Tarmac driveway, and a timber storm porch with pitched roof and dual lighting. There is ample off-street parking to the side of the property, which leads to a detached garage with electric shutter doors.

The rear garden has been designed to offer a balance of relaxation and versatility. A paved patio leads out from the lounge, creating an ideal space for outdoor dining, while a covered seating area provides a sheltered spot for year-round use. The garden also features a bespoke wooden coal and log store, a dedicated area with potential for workshop use, and a hot tub – included in the sale – which adds a desirable lifestyle feature. Enclosed by panel fencing, the garden offers privacy and a low-maintenance layout that's perfectly suited to entertaining or unwinding at home.







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## The Location

Set within the well-regarded village of Little Eaton, this property enjoys a strong sense of community and a wide range of local amenities. The village caters well to day-to-day needs with a Co-Op, post office, and a popular garden centre.

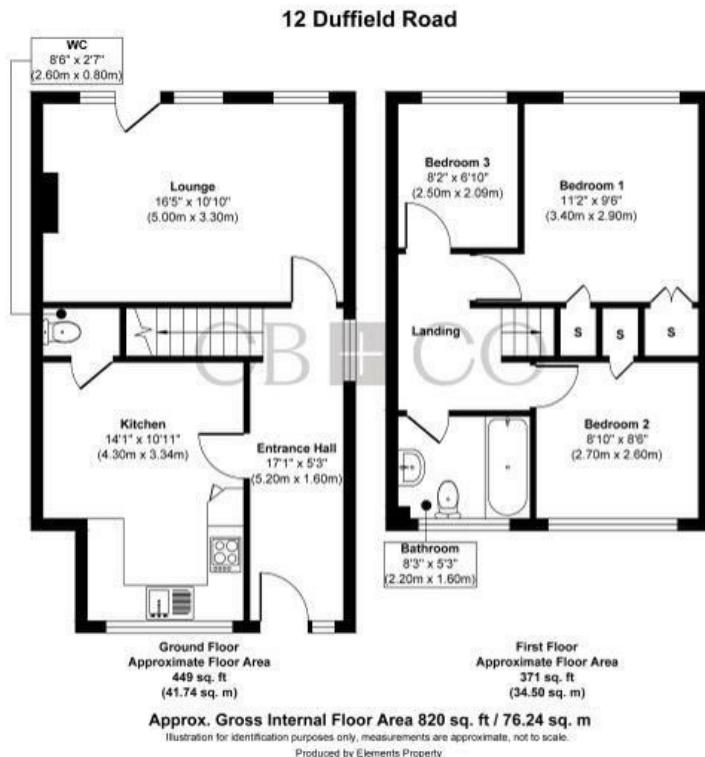
When it comes to leisure and dining, residents are well served by The Queen's Head and The Bell and Harp pubs, as well as a highly regarded Greek restaurant Yassou offering authentic cuisine in a relaxed setting. For coffee or a light lunch, The Little Kitchen café is a much-loved local spot, known for its friendly atmosphere and quality food.

Active residents can take advantage of the village cricket and tennis clubs, while nearby countryside walks offer a welcome retreat into nature. Families benefit from a well-rated primary school in the village and inclusion in the catchment for the renowned Ecclesbourne School.









## The *Particulars*

- Superb Three-Bedroom Home In The Sought-After Village Of Little Eaton
- Recently Extended And Upgraded Kitchen-Dining Space
- Spacious Lounge With Patio Doors To Garden And Feature Log Burner
- Underfloor Heating To The Hallway, Hive Heating System Included
- Attractive Frontage With Timber Storm Porch
- Contemporary WC And Under-Stairs Storage On The Ground Floor
- Detached Garage With Electric Shutter Doors
- Private Rear Garden With Paved Patio, Covered Seating Area
- Ecclesbourne School Catchment Area
- Short Walk To Village Amenities Including Pubs, Café And Co Op

### Size

Approx 820.00 sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

B

# CURRAN BIRDS CO

The logo consists of the company name 'CURRAN BIRDS CO' in a large, white, serif font. To the left of the word 'CURRAN' is a white square containing a black plus sign (+).

*Let's Talk*

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