



Westley Crescent
Little Eaton Derby



Property Description

Situated on Westley Crescent in the highly sought-after village of Little Eaton, is a well presented, three/four bedroom detached family home. The property is within the Ecclesbourne School catchment area, renowned for its excellent educational standards. Little Eaton is a desirable village located approximately five miles north of Derby city centre. The village offers a range of local amenities. St Peter's Park provides recreational facilities such as football, cricket, tennis courts and a children's playground. The village is well-connected with regular bus services and easy access to major roads leading to the A38 and M1 motorway. In brief, the property comprises of a welcoming entrance hall, lounge diner, office/bedroom four, kitchen, utility and wc to the ground floor. To the first floor you will find three bedrooms and family bathroom. Externally, the property offers off road parking for 2 vehicles whilst to the rear you will find a delightful garden!

Ground Floor Entrance Hall

Accessed via a double glazed entrance door and having a double glazed front and side window, telephone point, radiator, stairs leading to the first floor and under-stairs storage cupboard. There are also doors that lead to the lounge diner and kitchen.

Lounge Diner

Having a feature fireplace with open grate fire and raised tiled hearth, two radiators, TV point, double glazed window to the front overlooking charming views, double glazed

windows to the side and rear and a door leading to the office/bedroom four.

Office/Bedroom Four

Having a double glazed window to front, double glazed window to rear, double glazed door leading out to the delightful garden, TV point and wooden flooring.

Kitchen

A modern fitted kitchen offering a range of wall and base units with complementary work surfaces over with an inset one and a half bowl stainless steel sink unit with mixer tap over. Having tiled splash-backs, stainless steel dual fuel range style cooker with matching stainless steel extractor hood over, space and plumbing for a washing machine, integrated dishwasher and space for free standing fridge/freezer. There is also a breakfast bar area, radiator, tiled flooring, double glazed window overlooking the rear garden and doors giving access to the pantry, utility area.

Utility

Fitted with matching wall and base units with complementary work surfaces over, tiled flooring, space for a tumble dryer, space for a fridge or freezer, double glazed window and a doors to the garden as well as the W/C.

W/C

Fitted with a WC, and wash basin. There is tiled flooring, wall mounted Worcester boiler and an obscured window to the side.

First Floor

Landing

Having a double glazed window to the side and doors giving access to the three bedrooms and bathroom.

Bedroom One

Having a double glazed window to the front offering far reaching views, double glazed window to the side, freestanding corner wardrobes, radiator and carpet flooring,

Bedroom Two

Having a double glazed window overlooking the rear garden, radiator and carpet flooring.

Bedroom Three

Having a double glazed window to the front offering far reaching views, radiator and carpet flooring.

Bathroom

A fitted suite comprising of a bath with shower over, wash basin with fitted storage cupboard and wc. Having tiled splash-backs, heated chrome towel rail, shaver point, extractor fan, double glazed obscure window to rear, built-in cupboard providing storage and housing the hot water tank.

Outside

Front

To the front the property is set back from the road and has a fore garden with a selection of shrubs and plants and a low brick retaining wall. There is also a driveway providing off road parking for two cars.

Rear

To the rear you will find a delightful, generous sized enclosed rear garden which is mainly laid to lawn with a paved patio providing an entertaining space and is enclosed by fencing. There is also a timber shed providing storage and is included in the sale as well as a workshop.

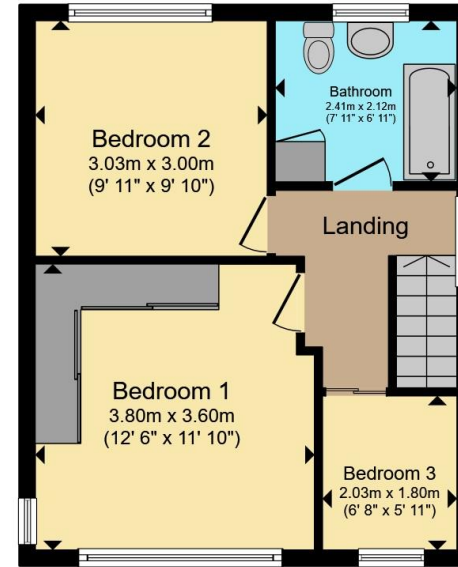








Ground Floor



First Floor

Total floor area 102.4 m² (1,103 sq.ft.) approx

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 Band: D

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Tenure: Freehold



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