

Fletcher & Company

Quarry Nook, 235 Alferton Road, Little Eaton, Derby,
DE21 5AD

Offers Over £460,000

Freehold



- Ecclesbourne School Catchment Area
- Charming Character Residence
- Highly Sought After Location in Little Eaton
- Semi-Rural Position
- Attractive Views to Front
- Superbly Appointed Throughout
- Extended Living Accommodation
- Private Courtyard Style Garden
- Driveway - off Road Car Parking
- Viewing Essential - No Chain Involved





Summary

NO CHAIN - This is a fabulous opportunity to acquire a particularly well-appointed and charming period cottage located on the outskirts of the highly desirable village of Little Eaton. The property is perched up from the road in an attractive elevated position affording views to the front over mature trees.

The property has been completely refurbished and extended and provides double glazed and gas central heated accommodation with attractive timber framed porch and entrance hall with staircase to first floor. There is a cosy lounge with feature fireplace and staircase down to lower ground floor bedroom. There is an open plan, newly fitted living kitchen comprising quartz preparation surfaces, dining area, fabulous timber framed orangery and fitted kitchen. The lower ground floor comprises the third bedroom. The first floor features a passage landing, principle bedroom with en-suite shower room, second double bedroom and superbly appointed bathroom.

To the side of the property is an attractive timber gate and a block paved driveway. The garden to the property is situated to the rear and is a private courtyard with patio/terrace and useful stone store.

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The Location

Little Eaton is a very popular village located a short drive north of Derby city centre. Within the village is an excellent range of amenities including large open green/recreational ground/cricket pitch, village hall, tennis courts, selection of shops including café, butchers, restaurants, popular pubs, garden centre and fabulous walks in the surrounding open countryside. There is a highly regarded primary school as well as The Ecclesbourne secondary school in neighbouring Duffield. Little Eaton offers easy access to the city centre and has excellent transport links.

Accommodation

Ground Floor

Porch

Featuring an impressive timber frame storm porch with timber balustrade with a panelled and stained glass door which provides access to the entrance hall.

Entrance Hall

3'8" x 2'9" (1.13 x 0.85)

With a stylish black and white tiled flooring and staircase to first floor.

Lounge

14'0" x 9'8" (4.27 x 2.97)

With feature chimney breast incorporating fabulous cast iron surround with granite hearth and coal effect living flame fitted gas fire, central heating, radiator and a double glazed window to front with attractive open outlook.



Open Plan Living Kitchen

28'3" x 12'8" (8.63 x 3.88)

Comprising kitchen area featuring stylish quartz worktops, tiled surround, inset ceramic sink unit with mixer tap, contemporary style base cupboards and drawers, complementary wall mounted cupboards with down lighters and wine storage, integrated dishwasher, appliance space suitable for large American style fridge freezer and five plate gas range cooker with extractor hood over (available by separate negotiation). There is a beautiful porcelain tiled floor, recessed lighting, central heating radiator and a double glazed window to front offering pleasant views over mature trees.



Dining Room

With central heating radiator, continuation of the porcelain floor, recessed ceiling spotlighting, double glazed window to front again with pleasant open outlook and panelled and stained glass door to garden.

Stunning English Oak Framed Orangery

This is a true asset to the sale and offers pleasant views down Alfreton Road and over mature trees. There are two double glazed Velux windows and a feature apex window offering a high degree of light into this fabulous room. There are also bifold doors onto the rear terrace/courtyard.



Lower Ground Floor

Bedroom Three

11'10" x 11'4" (3.61 x 3.47)

Having recessed ceiling spotlighting and double glazed window to front.

Passage Landing

With double glazed window to rear.

Bedroom One

11'0" x 9'1" (3.36 x 2.79)

With central heating radiator, fitted wardrobe with sliding, partially mirrored doors and double glazed window to front with fabulous aspect.



Superbly Appointed En-Suite Shower Room

6'0" x 4'0" (1.85 x 1.22)

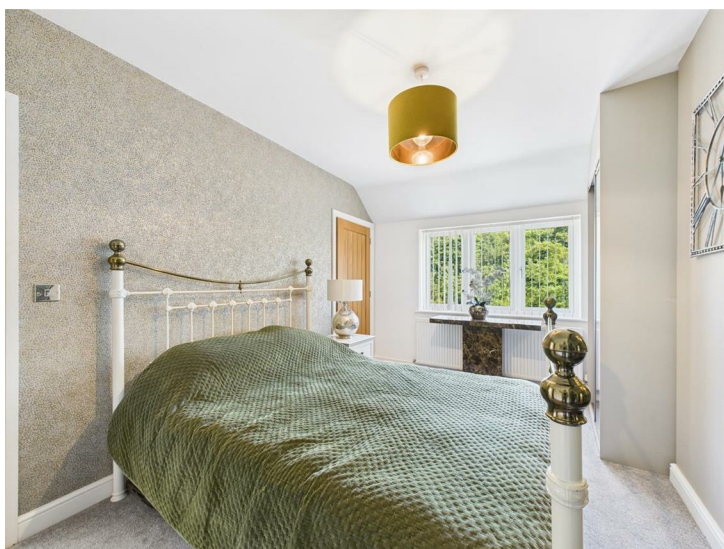
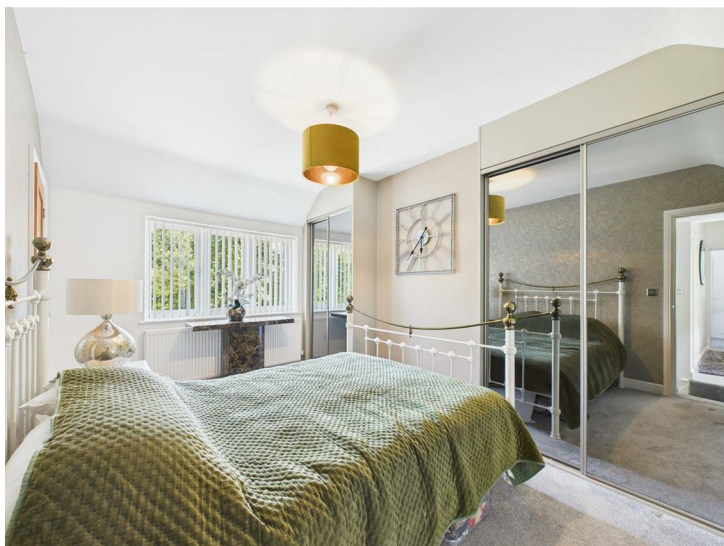
A stylish suite in white comprising wash handbasin, low flush WC, double shower cubicle, chrome towel radiator and recessed ceiling spotlight.



Bedroom Two

14'0" x 8'3" (4.28 x 2.53)

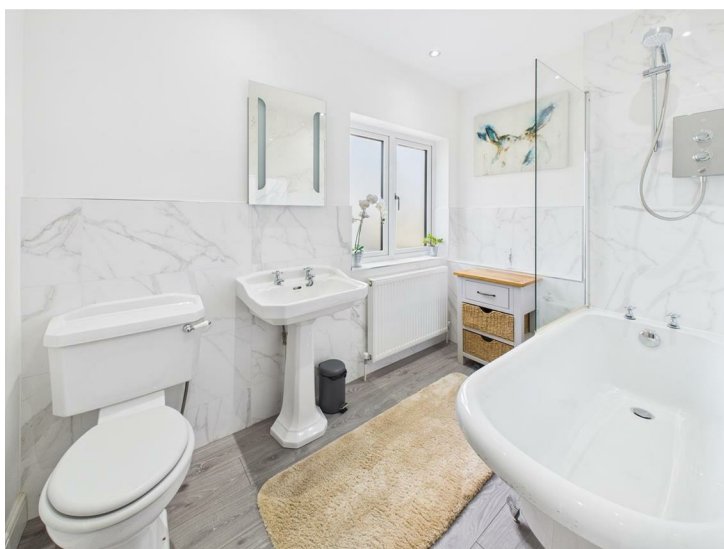
With central heating radiator, over stairs storage cupboard, two fitted wardrobes with mirrored doors and a double glazed window to front.



Bathroom

9'7" x 5'11" (2.93 x 1.81)

Beautifully appointed with a three-piece, period style suite, low flush WC, pedestal wash handbasin, panelled bath, electric shower, central heating radiator, chrome towel radiator and double glazed opaque window to side.



Outside

The property is beautifully positioned on an elevated plot set back behind an attractive stone wall with a timber hand gate leading to steps up to the storm porch and entrance door. To the side of the property are twin wooden gates giving access to the block paved driveway. Off the kitchen to the rear of the property is the courtyard/terrace ideal for outdoor entertaining. This features attractive glass balustrade, attractive timber shed and useful stone-built storage shed.

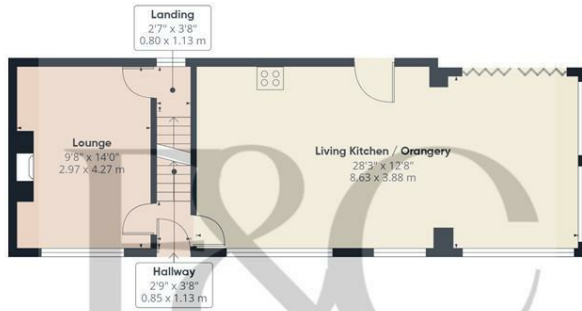


Council Tax Band D





Floor -1



Floor 0



Floor 1

Approximate total area⁽¹⁾
1000 ft²
93 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Tenure: Freehold

