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Duffield Road, Little Eaton  
£279,999



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**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.

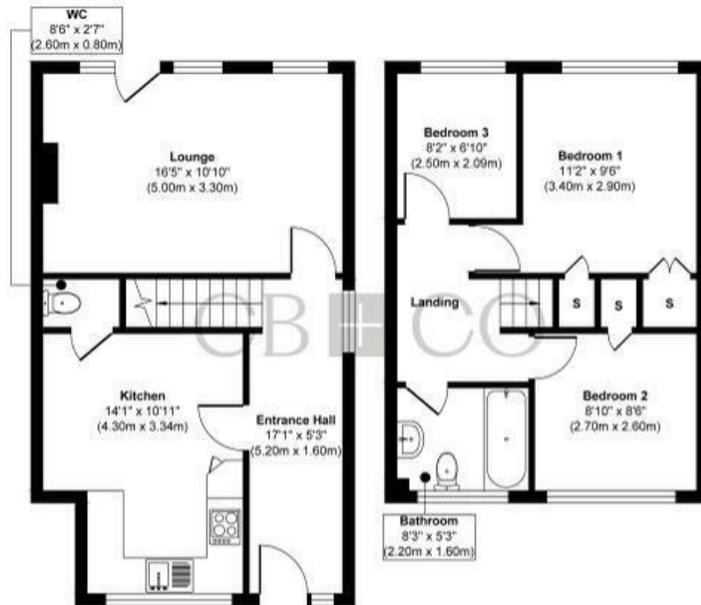
Active residents can take advantage of the village cricket and tennis clubs, while nearby countryside walks offer a welcome retreat into nature. Families benefit from a well-rated primary school in the village and inclusion in the catchment for the renowned Ecclesbourne School.







12 Duffield Road



Ground Floor  
Approximate Floor Area  
449 sq. ft  
(41.74 sq. m)

First Floor  
Approximate Floor Area  
371 sq. ft  
(34.50 sq. m)

**Approx. Gross Internal Floor Area 820 sq. ft / 76.24 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## 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 Burne
- 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

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*Let's Talk*

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