Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



Bottle Brook House, 300 Alfreton Road, Little Eaton, Derby, DE21 5AD

£550,000

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A beautifully appointed three bedroom detached cottage, set within delightful landscaped gardens extending to approximately 0.6 of an acre, on the edge of the village of Little Eaton and within the Ecclesbourne School catchment area.







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DIRECTIONS

From Derby proceed into Little Eaton and continue through the village. Turn left onto Alfreton Road and follow the road around where Bottle Brook House can be found on the right hand side.

Bottle Brook House dates back to 1870 and was converted from two cottages into one dwelling in the mid 1980's. The current vendors have spent considerable time and effort in the presentation of the immaculate home which in brief comprises an entrance porch, study/sitting room and access to a large lounge/dining room with spiral staircase leading to the first floor. The ground floor is complemented further by a fitted kitchen with a range of integrated appliances with open plan access to a conservatory which has delightful views over the garden and access to an elevated patio area. To the first floor there are two good sized double bedrooms, bathroom with shower cubicle and a further spiral staircase which reveals an attic bedroom.

The exceptional gardens, extending to approximately 0.6 of an acre, are a notable aspect of the house and must be seen to be fully appreciated. A private driveway opens to reveal a sweeping garden with well kept lawns, well stocked borders, flower beds and mature trees. At the very bottom of the garden is a large detached garage with pitched roof, power, light and electrically operated doors. The property has outdoor stores, one of which is used as a utility space with ample space for appliances. Outside WC.

Little Eaton is situated approximately five miles north of Derby city centre and offers a good range of local amenities including shops, chemist, butchers, historic church, public houses/restaurants and regular bus services to both Belper and Derby. The village is noted for its primary school and is within the Ecclesbourne School catchment area. Local recreational facilities can be found at St Peters park to include football, tennis and a children's play area. Bluebell Woods and Drumhill, which are situated close by, provide delightful scenery and countryside walks.

The sales represents a unique opportunity to acquire a delightful family home with extensive grounds, in an unrivalled location, which should be viewed to be fully appreciated.

ACCOMMODATION

Entering the property through double glazed front door into:

ENTRANCE PORCH

With radiator, useful storage cupboard, double glazed window to the front elevation and coat hanging space.

RECEPTION ROOM/STUDY

12'1" x 11'4" (3.68m x 3.45m)

A flexible space, used by the current vendors as a sitting room/study, with an inset feature fireplace showcasing a modern log effect gas fire set within a decorative surround. Double radiator.

LOUNGE/DINING ROOM
19'5" x 13'9" (5.92m x 4.19m)
With delightful views over the gardens and spiral staircase leading to the upper floors. The room has double glazed French doors opening to an elevated patio, with exceptional views and there is a feature fireplace with inset log burning stove set upon a tiled hearth. Ample space for both dining and lounge furniture. Two double radiators.

KITCHEN
11'11" x 7'3" (3.63m x 2.21m)
(Measurement taken to the rear if the kitchen cupboards)
Neatly fitted with a range of quality work surface/preparation areas, wall and base cupboards, integrated electric oven, gas hob and modern extractor over. The kitchen has a stainless steel sink unit with drainer and there is an integrated dishwasher, integrated fridge, integrated freezer, complementary tiling and open plan access to:

CONSERVATORY
11'8" x 12'11" (3.56m x 3.94m)
This space has double glazed windows overlooking the rear gardens and views beyond. This well appointed space offers two double radiators, tiled floor and double glazed doors opening to the patio.

TO THE FIRST FLOOR
A spiralled staircase leads from the lounge/dining room to:

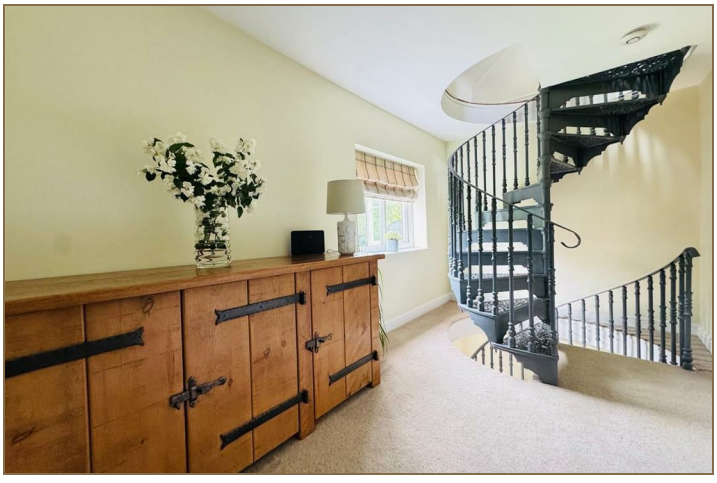
LANDING
With double glazed windows overlooking the rear garden, double radiator and spiral staircase leading to the attic bedroom. The spacious landing has space for a desk which makes it ideal for use as an occasional study area.

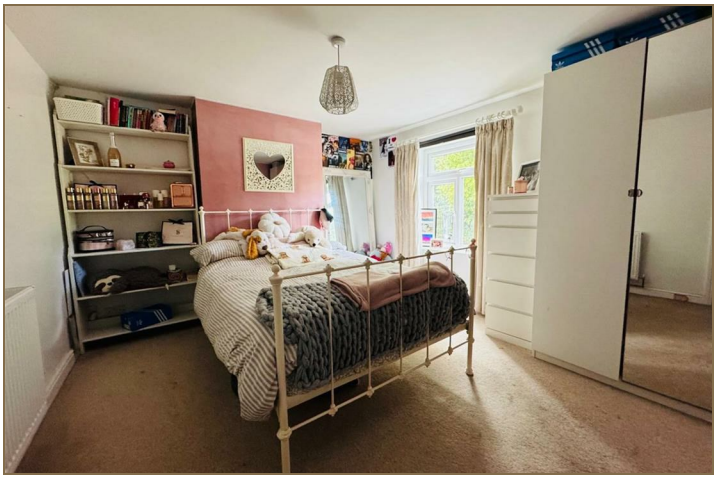
BEDROOM TWO
13'8" x 11'2" (4.17m x 3.40m)
With double glazed window to the front elevation and double radiator.

BEDROOM THREE
12'3" x 11'6" (3.73m x 3.51m)
With double glazed window to the front elevation and double radiator.









BATHROOM
9'2" x 7'3" (2.79m x 2.21m)
With low level WC, pedastal wash hand basin and bath with shower attachment over the bath. Separate shower cubicle with glazed screen, heated towel rail, radiator and frosted double glazed window.

Spiral staircase leading from the landing to:

ATTIC BEDROOM ONE
23'5" x 14'7" (7.14m x 4.45m)
(Maximum measurement taken into the bottom of the eves. Please note this room has restricted headroom in parts including at the top of the spiral staircase when entering the room)

This room is separated into two parts opening to reveal a large dressing area with double-glazed dormer window to the front elevation & Velux window to the rear. Fitted sliding door wardrobes to both sides with integrated drawers & shoe storage. There is open plan access to the bedroom space where there is additional open storage and further double-glazed dormer window to the front elevation & Velux window to the rear..

OUTSIDE
A distinct characteristic of this property are the extensive grounds in which the property stands. Situated on the edge of the gardens, the cottage takes full advantage of the views over the garden, which are impressive from the elevated patio area. Double glazed doors open from both the conservatory and lounge onto the outdoor space, ideal for summer entertaining.

A gate opens to reveal a long private driveway which leads along side the large lawned gardens which are beautifully presented. The outdoor space is complemented by well stocked flower beds, mature trees and a large parking area in front of the garage.

A delightful brook runs along the very edge of the garden, which is a particular feature of the house and there is a vegetable garden at the very bottom of the garden, behind the garage.

The driveway leads to:









DETACHED DOUBLE GARAGE

21' x 21' (6.40m x 6.40m)

With two electrically operated sectional doors, power and light.

The property benefits from a covered area, beneath the patio, which is an ideal area for entertaining during inclement weather. The space has access to two storage areas. One of the storage spaces has been converted for use as a utility area and benefits from space for appliances as well as a wall mounted boiler providing domestic hot water and central heating. Further storage space with lockable door. Outside toilet with low level WC to the side of the house.

To the front the attractive property borders the road there is additional on street car parking.

PLEASE NOTE

Prospective purchasers should note that the property underwent structural alterations in the mid-1980s, which included joining together of 2 semi-detached cottages to form one dwelling with the conversion of the attic into a bedroom and the installation of a spiral staircase. Although the vendors have evidence that planning permission and building regulation approval was sought, we have been unable to verify whether the required planning permissions and building regulation approvals were secured at the time. We recommend that interested parties conduct their own due diligence. In addition, it is important to point out that the adjacent road and grounds surrounding the property are susceptible to flooding in extreme circumstances, as has occurred infrequently during the vendor's tenure. Importantly, the vendor has informed Boxall Brown & Jones that the living areas of the house have not been affected by such incidents. Any interested parties requiring further clarification should contact the offices of Boxall Brown & Jones before viewing.

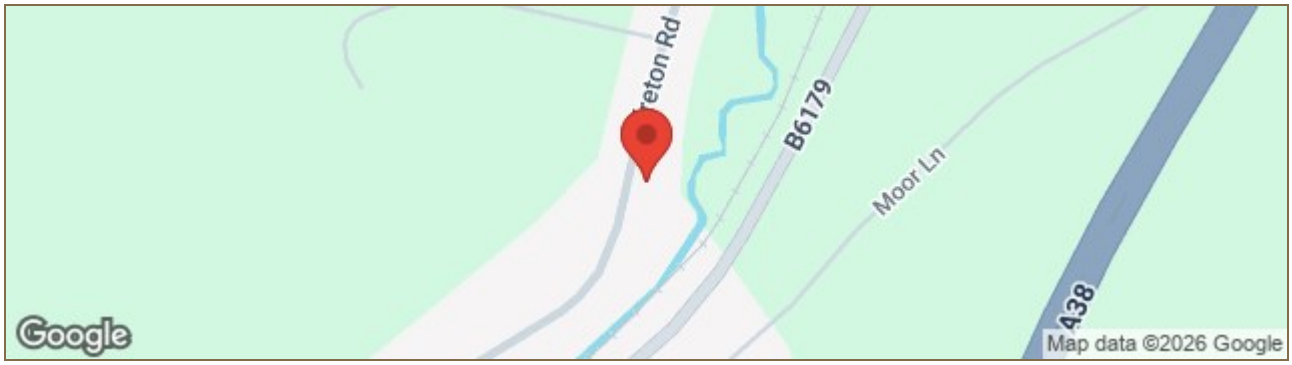




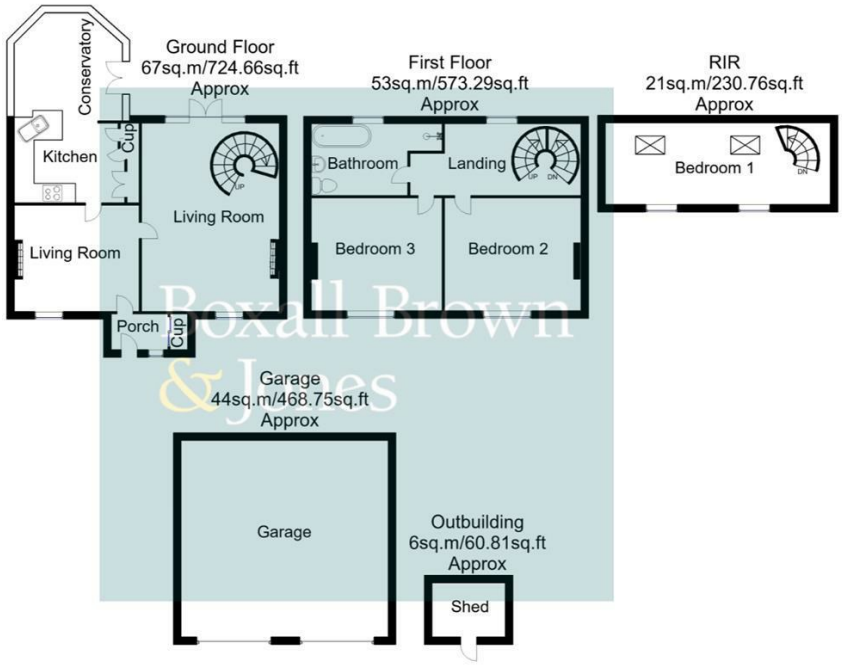




Road Map



Floor Plan

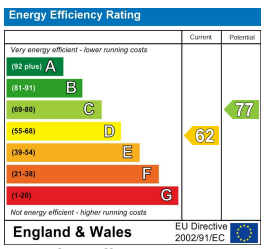


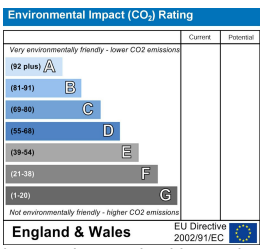
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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