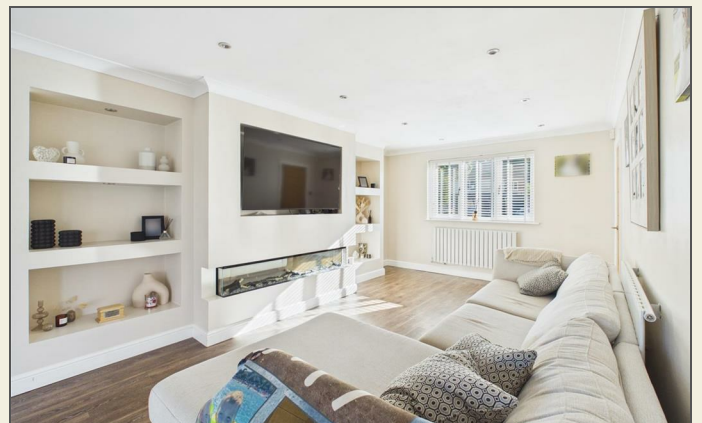




4 Bed House - Detached

101 Alfreton Road, Little Eaton, Derby DE21 5DF

Offers Around £550,000 Freehold



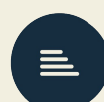
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3



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- Highly Appealing Detached Home
- Ecclesbourne School Catchment Area - Close to Little Eaton Amenities
- Lounge - Feature Media Wall
- Family/Dining Room - Garden Room
- Kitchen/Dining Room with Built-In Appliances
- Utility Room - Cloakroom
- Four Bedrooms
- En-Suite - Family Bathroom
- Pleasant Gardens
- Driveway - Double Garage

ECCLESBOURNE SCHOOL CATCHMENT AREA - A four bedroom detached home with **DOUBLE GARAGE**, occupying sought after location just a short walk from the village centre of shops, primary school, bus services and St Peters Park.

The Location

Little Eaton is situated approximately five miles north of Derby city centre and offers a good range of local amenities to include Co-op Stores, newsagent, butcher, chemist and public houses. It is well known for its reputable village primary school and is within the noted Ecclesbourne School Catchment area. Regular bus services operate along Alfreton Road to Derby city centre. Local recreational facilities are at St Peter's Park to include football, cricket, tennis courts, bowling green, children's playground and recently constructed and noted pavilion. Furthermore Bluebell Woods and Drum Hill provide some delightful scenery and pleasant walks. The nearby A38 provides fast access onto the A50 and M1 motorway.

Accommodation

Ground Floor

Storm Porch

With two pillars, outside lights and entrance door opening into entrance hall.

Entrance Hall

11'8" x 6'8" (3.57 x 2.05)

With herringbone style flooring, radiator, underfloor heating, coving to ceiling and split-level staircase leading to first floor.

Cloakroom

4'6" x 4'2" (1.39 x 1.29)

With low level WC, corner wash basin with fitted base cupboard underneath, tiled splashbacks, wood effect flooring, coving to ceiling and internal oak veneer door with chrome fittings.

Lounge

19'11" x 11'10" (6.09 x 3.61)

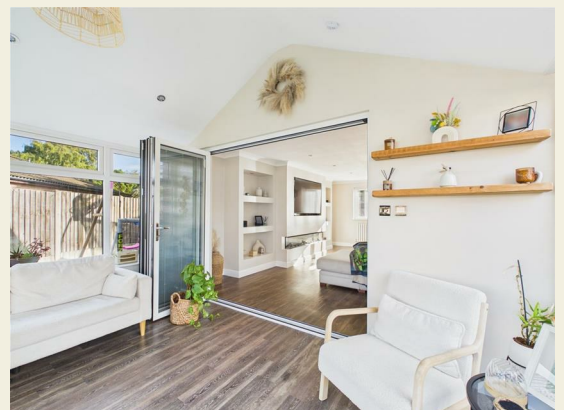
With feature media wall incorporating electric fire and display illuminated shelving, wood affect flooring, coving to ceiling, spotlights to ceiling, two radiators, double glazed window with fitted blind to front, two internal oak veneer doors with Chrome fittings and internal double glazed bifolding doors opening into garden room.



Garden Room

11'10" x 11'9" (3.61 x 3.59)

With feature log burning stove, double glazed windows, thermal roof with spotlights, underfloor heating, internal double glazed bi-folding doors opening into lounge and bi-folding doors to garden.



Family Room/Dining Room

11'9" x 9'7" (3.59 x 2.94)

With feature log burning stove, double glazed windows, thermal roof with spotlights, double glazed bifolding doors opening onto and double glazed French doors opening onto garden.

Kitchen/Dining Room

14'7" x 9'10" (4.46 x 3.01)

With one and a half inset sink unit with mixer tap, wall and base fitted units with matching worktops, built-in induction hob with extractor hood over, built-in double electric fan-assisted oven, built-in microwave, built in fridge/freezer, built-in dishwasher, wood affect floor, matching kitchen table, radiator, under floor heating, coving to ceiling, spotlights to ceiling, double glazed window to front, concealed worktop lights, bifolding door to utility room and internal oak veneer door with chrome fittings.



Utility Room

9'10" x 4'11" (3.00 x 1.52)

With single sink unit with mixer tap, matching worktop, fitted storage cupboards, integrated washing machine, integrated tumble dryer, coving to ceiling, spotlights to ceiling, double glazed window with fitted blind overlooking rear garden and double glazed side access door.



First Floor Landing

With coving to ceiling and access to roof space.

Bedroom One

20'0" x 9'8" (6.10 x 2.97)

With an excellent range of built-in wardrobes, two radiators, coving to ceiling spotlights to ceiling, double glazed window with fitted blind to front, double glazed window with fitted blind to rear and internal door with chrome fittings.



En-Suite

7'7" x 6'2" (2.33 x 1.89)

With double shower cubicle with shower, fitted wash basin with fitted base cupboard underneath, low level WC, fully tiled walls, tiled flooring, spotlights to ceiling, heated chrome towel rail/radiator, double glazed window to rear and internal door with chrome fittings.



Bedroom Two

9'10" x 9'9" (3.00 x 2.99)

With radiator, coving to ceiling, double glazed window to rear with fitted blind and internal door with chrome fittings.



Bedroom Three

With radiator, coving to ceiling, double glazed window with fitted blind to front and internal door with chrome fittings.



Bedroom Four/Study

11'10" x 7'0" (3.62 x 2.14)

With radiator, coving to ceiling, double glazed window to front and internal door with chrome fittings.



Family Bathroom

6'5" x 6'2" (1.96 x 1.90)

With bath with shower over with shower screen door and fitted wash basin, low level WC, tiled splashbacks, heated towel rail/radiator, double glazed window to rear and internal door with chrome fittings.



Roof Sapce

Accessed via a loft ladder, boards for storage and insulation.

Front Garden

The property is set back from the pavement edge behind a low maintenance fore garden with attractive brick retaining wall and also offers further car standing spaces if desired. (Space for small motorhome).



Rear Garden

A pleasant, enclosed rear garden with shaped lawns, well-stocked borders, resin patio and pathway. Pergola. Children's soft play area (space for swing or trampoline) and garden timber shed. To the side of the property is a bespoke log store. Outside lights and cold water tap.



Driveway

A tarmac driveway provides car standing spaces for three vehicles and leads to a double garage.

Double Garage

17'8" x 17'5" (5.39 x 5.33)

With concrete floor, power and lighting, rear window, personnel door and electric up and over front door.

Council Tax Band F



Floor 0 Building 1

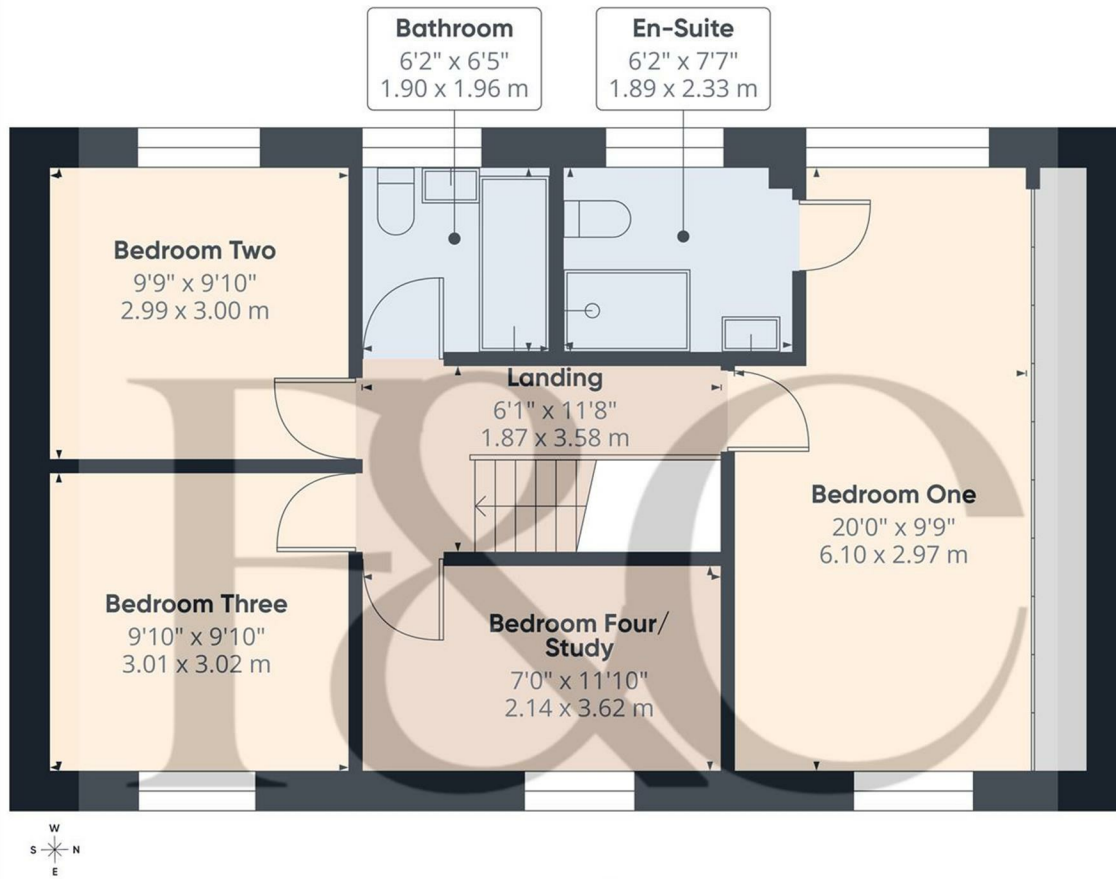
Approximate total area⁽¹⁾
 773 ft²
 71.8 m²

(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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These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Floor 1 Building 1

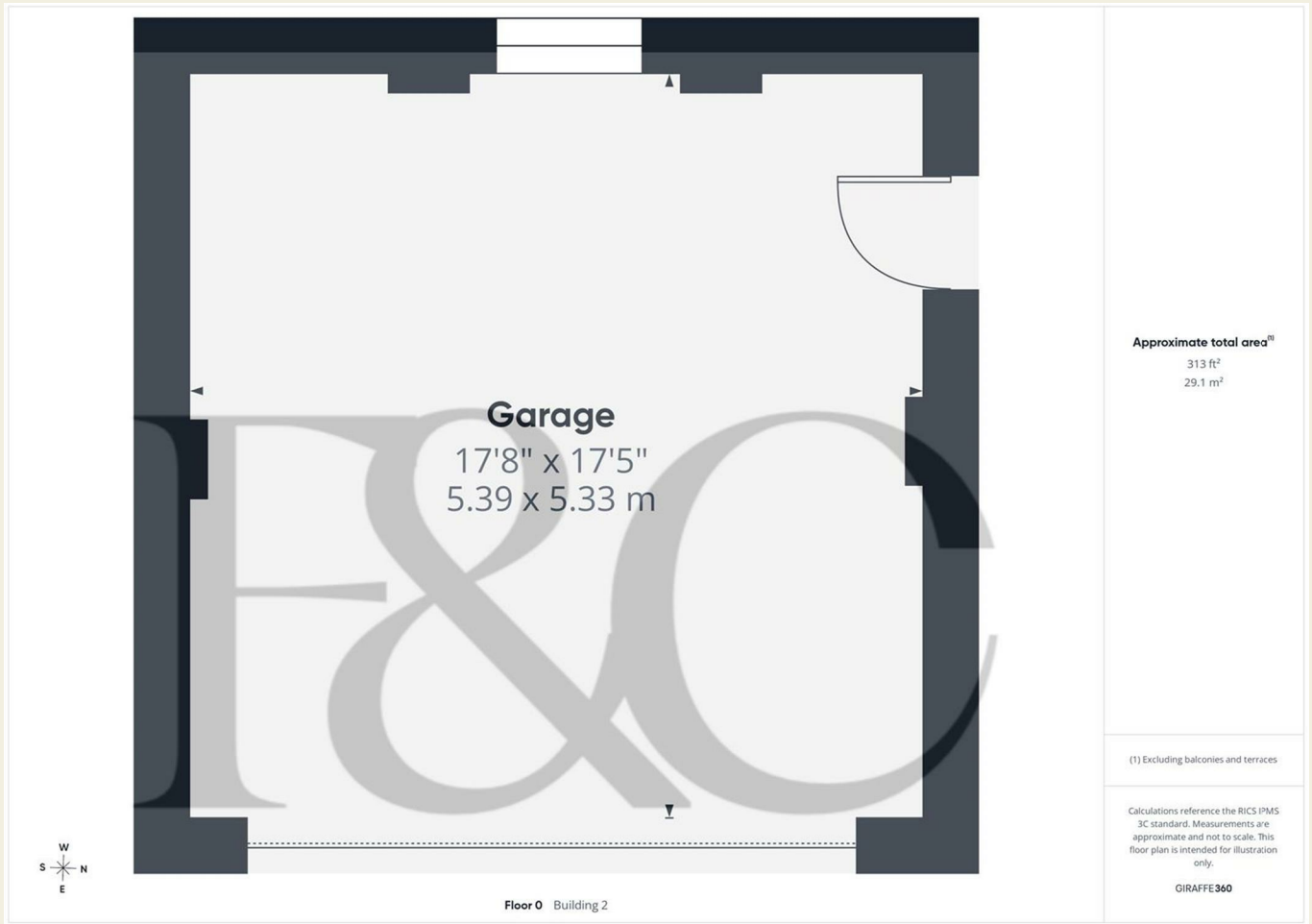
Approximate total area⁽¹⁾
638 ft²
59.2 m²

(1) Excluding balconies and terraces

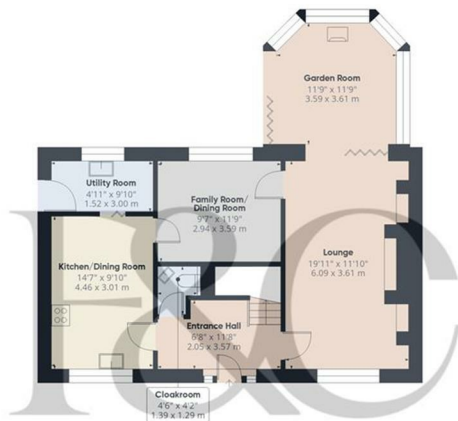
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1724 ft²
160.1 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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