



3 Bed House - Detached

7 Whittaker Lane, Little Eaton, Derby DE21 5AT

Price £299,950 Freehold



**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Brand New Detached Home
- Ecclesbourne School Catchment Area
- Located Along A Pleasant Non-Through Road
- Living Lounge/Dining/Kitchen with Built in Appliances
- Utility Room & Cloakroom/W.C.
- Three Bedrooms & Family Bathroom
- Landscaped Gardens
- Driveway For Two Vehicles
- 10 Year Warranty
- Gas Central Heating & Double Glazing

ECCLESBOURNE SCHOOL CATCHMENT AREA – Brand New three bedroom detached home located along a pleasant non-through road, enjoying a popular position on the edge of Little Eaton and close to nearby countryside.

The Location

Little Eaton is a very popular village location situated five miles north of Derby City centre and offers a good range of local amenities to include Co-Op Store, newsagent/cafe, butcher, chemist, public houses, historic church and regular bus services. Little Eaton is well known for its Village Primary School and is within the noted Ecclesbourne Secondary School catchment area.

Local recreational facilities are on St Peter's Park to include football, cricket, tennis courts, green bowls, children's playground and leisure pavilion. Drum Hill and Bluebell Woods provide delightful scenery and walks. Easy access on to the A6, A38, A50 leading to the M1 motorway.

Entrance Hall

12'11" x 3'1" (3.95 x 0.96)

With stairs to first floor and storage cupboard.

Cloakroom

6'2" x 2'11" (1.90 x 0.90)

Living Lounge/Dining/Kitchen

18'5" x 12'3" (5.63 x 3.74)

With built-in appliances.



Utility/Cloakroom

6'3" x 5'1" (1.92 x 1.56)



First Floor Landing

7'9" x 3'3" (2.37 x 1.01)

Bedroom One

12'4" x 8'11" (3.77 x 2.72)

Bedroom Two

9'2" x 8'5" (2.81 x 2.57)

Bedroom Three/Study

8'9" x 6'5" (2.69 x 1.96)

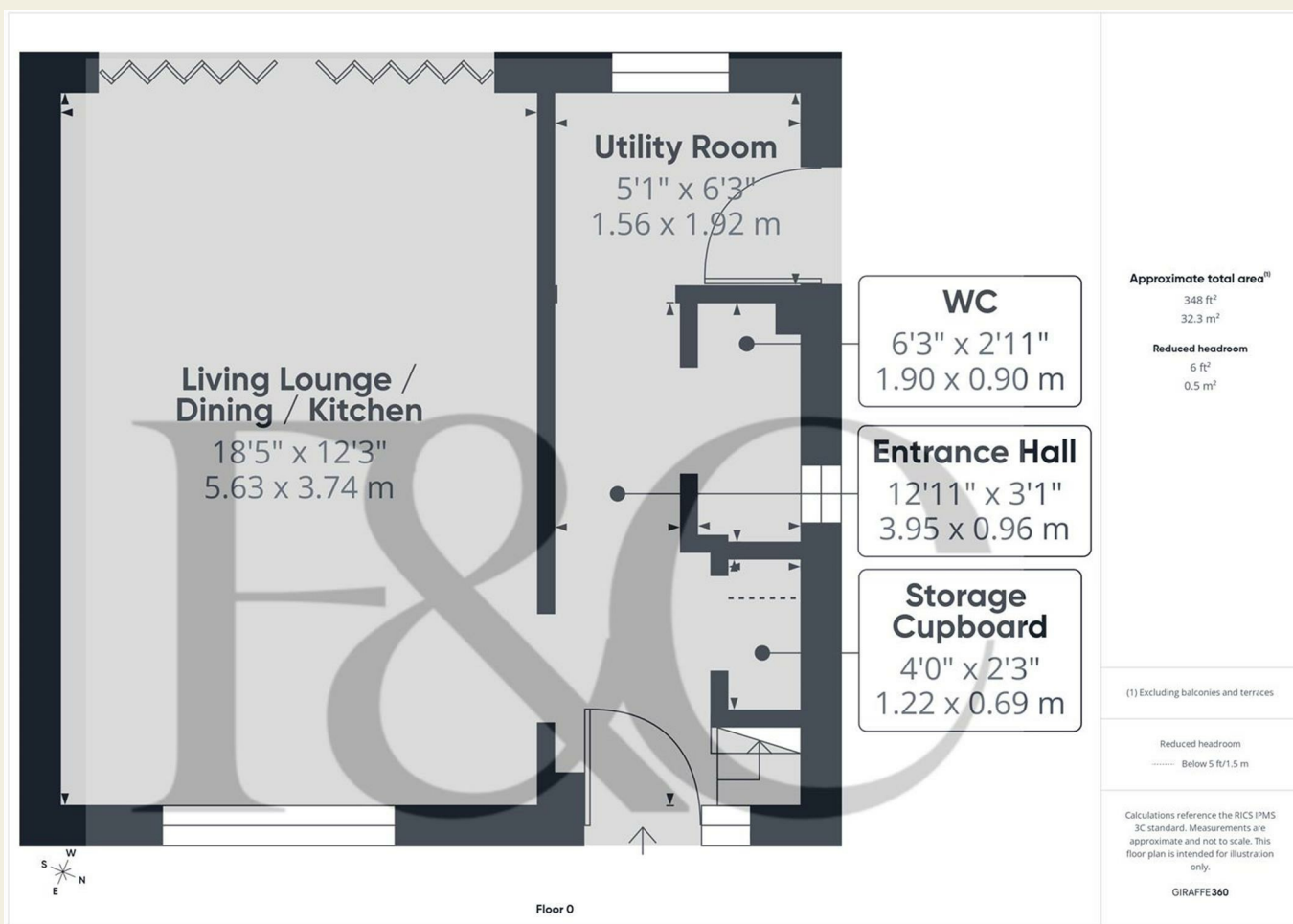
Bathroom

7'4" x 5'7" (2.24 x 1.71)

Landscaped Garden

Lawn and patio.

Driveway
For Two Vehicles



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Approximate total area⁽¹⁾
313 ft²
29 m²

Reduced headroom
1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 1

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		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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