3 Bed Bungalow - Detached

68A Duffield Road, Little Eaton, Derby DE21 5DT
Offers Around £500,000 Freehold

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Fletcher & Company

www.fletcherandcompany.co.uk

- Popular Detached Bungalow in Little Eaton
- Ecclesbourne School Catchment Area
- Set Well Back From Attractive Duffield Road
- A Short Walk to St. Peters Park, Bluebell Woods, Historic Church & Shops
- Lounge, Dining Room, Conservatory, Kitchen
- Three Bedrooms & Family Bathroom
- Generous Garden Plot - Westerly Facing - Workshop/Shed
- Driveway & Garage
- Approach via a Long Driveway of Just Four Homes
- No Chain Involved - High Efficient Solar Panels with Battery

ECCLESBOURNE SCHOOL CATCHMENT AREA - This delightful bungalow on Duffield Road offers a perfect blend of comfort and convenience. This home provides ample space for families or those seeking a peaceful retreat.

The bungalow is set back from the road, approached via a long driveway shared with just three other homes, ensuring a sense of privacy and tranquillity.

The location is particularly appealing, being just a short walk away from St. Peters Park, Bluebell Woods, St. Pauls Church and amenities including shops and bus service.

For those who value sustainability, this property is equipped with high-efficiency solar panels and a battery system.

With no chain involved, this bungalow is ready for you to move in and make it your own. Whether you are looking to downsize or seeking a family home in a desirable location, this property on Duffield Road is not to be missed.

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The Location

The location is convenient for both Duffield and Little Eaton villages and occupies a tranquil setting nestling into the hillside of the sought after Eaton Bank area. Bluebell Woods itself does offer some magnificent scenery, walks and surrounded by open fields and countryside.

Little Eaton village is also easily accessible from this property providing local shops, reputable Village Primary School, historic church, public houses, regular bus services and noted village park.

The village of Duffield provides an excellent range of amenities including a varied selection of shops and schools including the Meadows and William Gilbert Primary Schools and the noted Ecclesbourne Secondary School. There is a regular train service into Derby City centre which lies some five miles to the south of the village. Local recreational facilities within the village include squash, tennis, cricket, football, rugby and the noted Chevin golf course.

A further point to note, is that the Derwent Valley in which the village of Duffield nestles is one of the few world heritage sites.

Accommodation

Entrance Hall

20'11" x 3'3" (6.39 x 1.00)

With double glazed entrance door, wood flooring, radiator, built-in coat/shoe cupboard and access to roof space.

Lounge

18'4" x 10'11" (5.61 x 3.35)

With stone fireplace with inset living flame gas fire, spotlights to ceiling, principal beam to ceiling, radiator, internal double glazed window and double glazed window to front.

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Dining Room

11'1" x 10'2" (3.40 x 3.12)

With radiator, spotlights to ceiling, double glazed window to rear, double glazed sliding doors opening into conservatory and internal double opening doors giving access to lounge.

Conservatory

15'10" x 9'3" (4.84 x 2.83)

With tile flooring, double glazed windows and double glazed French doors to block paved patio and gardens.

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Kitchen

10'8" x 10'5" (3.27 x 3.18)

With one and a half sink unit with mixer tap, wall and base fitted units with matching worktops, built-in four ring gas hob with extractor hood over, built-in double electric fan assisted oven, integrated fridge/freezer, integrated slimline dishwasher, wine rack, tiled effect flooring, spotlights to ceiling, radiator, concealed worktop lights and double glazed window to front.

Rear Hallway

10'2" x 2'11" (3.12 x 0.90)

With radiator, wood flooring and double glazed door to rear.

Roof Space

Accessed via a loft ladder.

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Bedroom One

11'6" x 10'8" (3.52 x 3.26)

With built-in wardrobes, radiator and double glazed window to front.

Bedroom Two

13'5" x 8'0" (4.10 x 2.44)

With wardrobes, radiator and double glazed window to rear.

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Bedroom Three

9'8" x 7'6" (2.97 x 2.30)

With built-in wardrobes, radiator and double glazed window to rear.

Family Bathroom

9'8" x 7'9" (2.95 x 2.37)

With bath, wash basin with fitted base cupboard underneath, low level WC, separate shower cubicle with shower, fully tiled walls, tile flooring, spotlights to ceiling, two heated towel rails, wall mounted mirror, extractor fan, storage cupboard housing the central heating boiler and double glazed window to rear.

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Front Garden

The front garden is laid to lawn with shrubs and pathway leading to the entrance door. The front garden also offers further potential to enlarge the driveway if desired.

Side Garden

A generous sized, lawn garden with two trees, store/workshop and garden shed.

Rear Garden

The garden is laid to lawn with raised flowerbeds, pathway and hedgerows.

Workshop

15'10" x 10'2" (4.83 x 3.10)

Constructed of concrete with three windows, door and concrete floor.

Garden Shed

Constructed of timber with window and door.

Driveway

A driveway provides car standing spaces for three vehicles.

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Garage

17'5" x 9'10" (5.32 x 3.02)

With power, lighting and up and over door.

Store

10'0" x 5'8" (3.05 x 1.73)

With power, lighting, solar panel battery, gas metre, electric consumer unit, double glazed window and double glazed door.

Council Tax Band E

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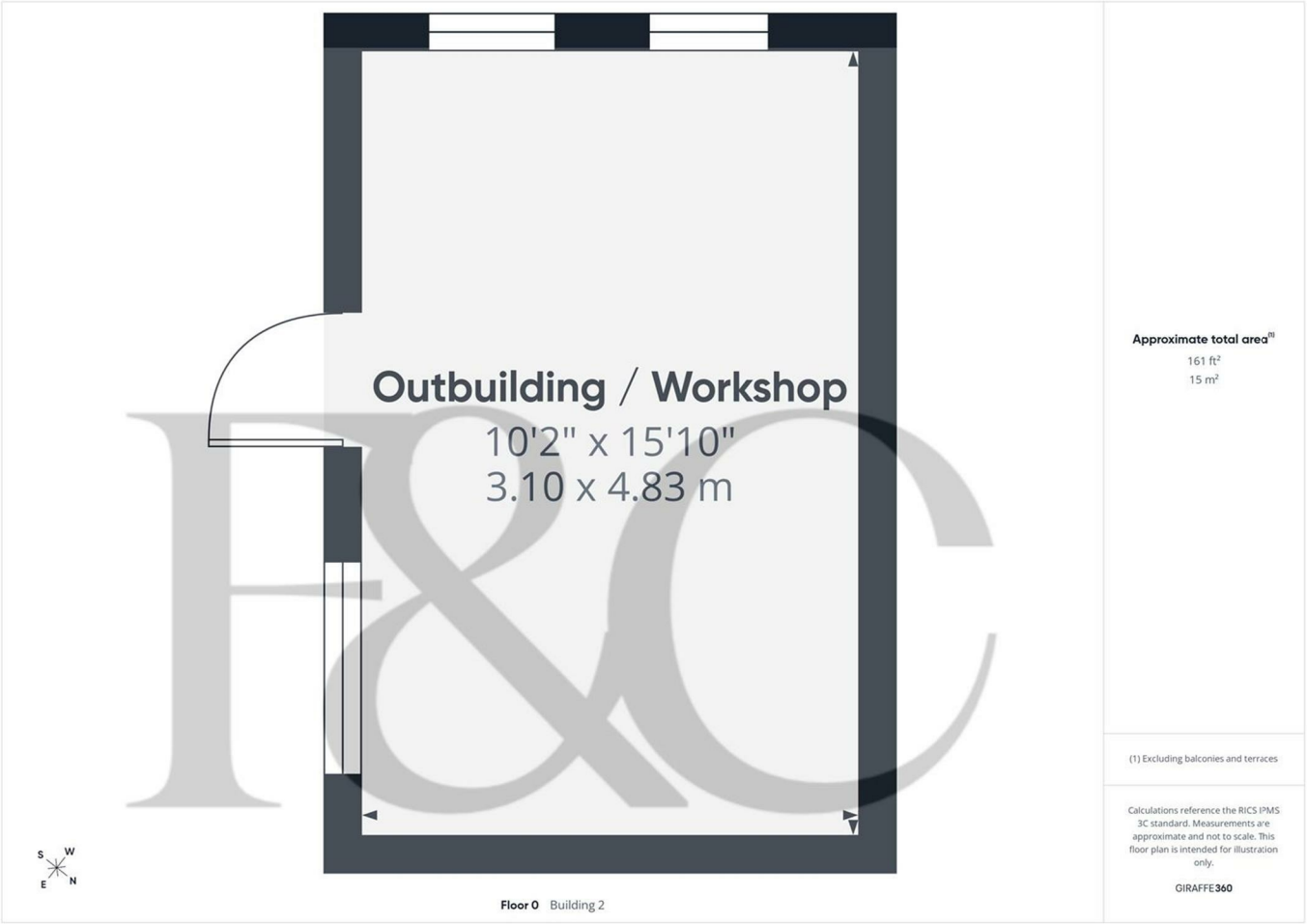
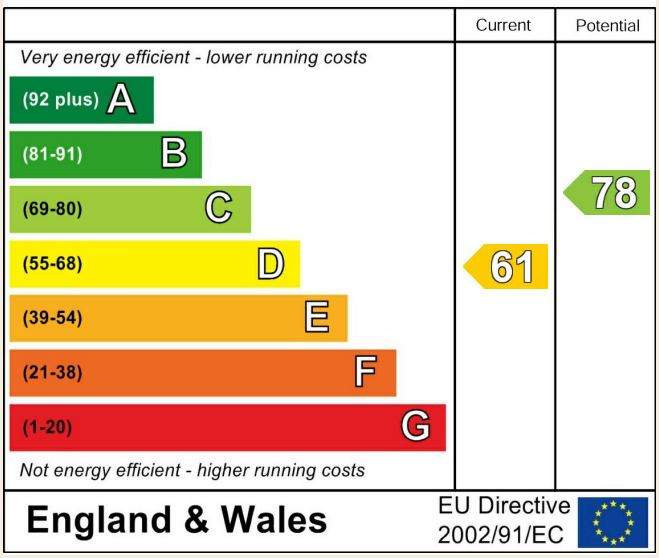
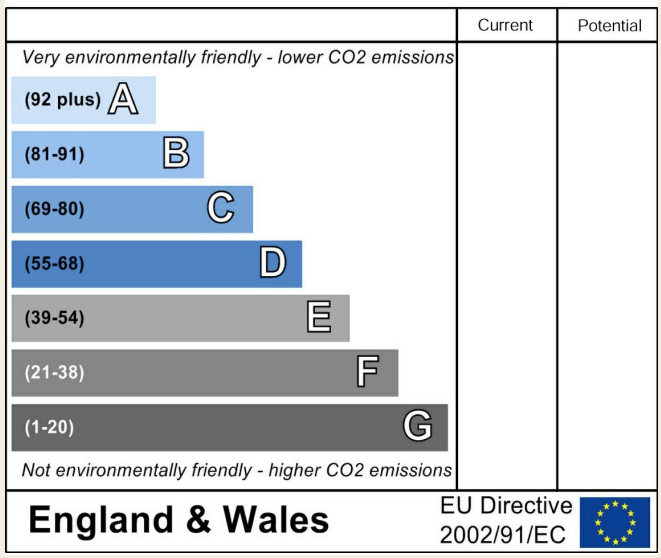


Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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