



3 Bed House - Detached

89 Duffield Road, Little Eaton, Derby DE21 5DS

Offers Around £399,950 Freehold



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- Beautifully Presented Detached Property
- Ecclesbourne School Catchment Area
- Close To Attractive St Peters Park
- Backing Onto Open Fields
- Lounge, Garden Room
- Breakfast Kitchen, Dining Room
- Three Bedrooms
- Family Bathroom, Shower Room
- Private South West Garden
- Large Sweeping Driveway, Garage

ECCLESBOURNE SCHOOL CATCHMENT AREA – Beautifully presented, three bedroom detached property, located adjacent to the attractive St Peters Park and enjoys delightful open views to the rear.

The property is set well back from Duffield Road behind a sweeping driveway providing car standing spaces for approximately five cars and leads to an attached garage.

The gas central heated and double glazed living accommodation briefly consists of on the ground floor; entrance hall, lounge, dining room, garden room, breakfast kitchen and shower room. The first floor landing leads to three bedrooms and family bathroom.

Being of a major asset to the sale of this particular property is the private south west facing garden and backs directly onto open fields.

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.

Ground Floor

Recessed Storm Canopy Porch

With tiled floor and half glazed entrance door giving access to the entrance hall.

Entrance Hall

With ceramic tiled flooring, radiator, coving to ceiling with centre rose, wood skirting boards and architraves, telephone point and staircase leading to the first floor with handrail.

Lounge

15'4" x 14'1" (4.69 x 4.31)

With feature fireplace with surrounds incorporating an inset Living Flame gas fire and raised hearth, coving to ceiling, open archway leading into the dining room, radiator, wide sealed unit double glazed window with aspect towards the noted St Peters park to the front and internal pine panelled door.



Dining Room

12'2" x 10'3" (3.73 x 3.14)

With radiator, coving to ceiling, sealed unit double glazed French doors opening into the garden room, built-in illuminated china display cabinet with base cupboard, open archway leading back into the lounge and half glazed internal door giving access to the kitchen.



Garden Room

12'9" x 10'11" (3.91 x 3.34)

With ceramic tiled flooring, radiator, exposed brick wall, vaulted ceiling, telephone point, two double glazed Velux windows, sealed unit double glazed window to the side, featured circular window with stained glass, sealed unit double glazed French doors opening onto a raised decking area and private rear garden and views towards open countryside to the rear.



Breakfast Kitchen (L-shaped)

16'11" x 14'6" x 6'2" x 5'6" (5.16 x 4.44 x 1.89 x 1.68)

With Belfast style sink unit with mixer tap, base units with cupboard fronts, solid wood worktops, plumbing for dishwasher, plumbing for washing machine, continuation of the solid worktops forming a useful small breakfast bar area, space for fridge/freezer, spotlights to ceiling, coving to ceiling and tiled flooring. Wall mounted china display cabinet, radiator, TV point, sealed unit double glazed window to the rear, PVCu double glazed window to the rear, countryside views, additional fitted base pine cupboard and half glazed door giving access to a raised decking area and private rear garden.



Pantry Cupboard

With stripped latched door and fitted shelving providing good storage.

Inner Lobby

With matching tiled flooring, radiator, door giving access to the garage, spotlights to ceiling and coving to ceiling.

Shower Room

7'3" x 3'10" (2.23 x 1.18)

With double shower enclosure with chrome fittings including shower, fitted wash basin with chrome fittings and fitted base cupboard beneath, low level WC, tiled splash-backs, tiled flooring, spotlights to ceiling, large heated chrome towel rail/radiator, double glazed Velux window, extractor fan and internal panelled door.



First Floor

Landing

With wood skirting boards and architraves, coving to ceiling with centre rose, access to roof space and a sealed unit double glazed obscure window.

Roof Space

Accessed via a loft ladder with boards providing storage, insulation, Baxi combination boiler and light.

Bedroom One

14'0" x 11'11" (4.28 x 3.65)

With wardrobes included in the sale, oak effect laminate flooring, wood skirting boards and architraves, spotlights to ceiling, coving to ceiling, radiator, TV point, built-in display alcove with shelving, wide sealed unit double glazed window with views towards the noted St Peters Park and beyond to the front and internal panelled door.



Bedroom Two

11'10" x 8'10" (3.63 x 2.70)

With laminated flooring, coving to ceiling with centre rose, TV point, sealed unit double glazed window to the rear, fine far reaching views over countryside and beyond to the rear, built-in cupboard with shelving, additional built-in cupboard acting as an airing cupboard with a chrome towel rail/radiator, additional radiator and internal panelled door.



Bedroom Three

9'7" x 6'3" (2.93 x 1.92)

With a useful fitted Hammonds wardrobe providing storage with shelving, laminated flooring, radiator, coving to ceiling with centre rose, TV point, sealed unit double glazed window, views towards the noted St Peters park and beyond to the front and internal panelled door.



Family Bathroom

6'2" x 5'5" (1.90 x 1.67)

With bath with chrome fittings including chrome shower over and shower screen door, fitted wash basin with chrome fittings and fitted base cupboard beneath, low level WC, fully tiled walls, fitted illuminated mirror, heated chrome towel rail/radiator, PVCu double glazed window to the rear, delightful far reaching views over countryside and beyond and internal panelled door.



Garden

To the rear of the property and being of a major asset to the sale of this particular property is its private, south west facing garden, backing onto open fields and countryside to the rear. Immediately from the doors in the garden room and the kitchen is a large raised decking area providing a pleasant sitting out and entertaining space with steps leading down to a lower lawned garden with two sheds. Outside lights and cold water tap.



Large Driveway

Another asset to the sale of this property is its large driveway providing car standing spaces for approximately five cars.

Fore Garden

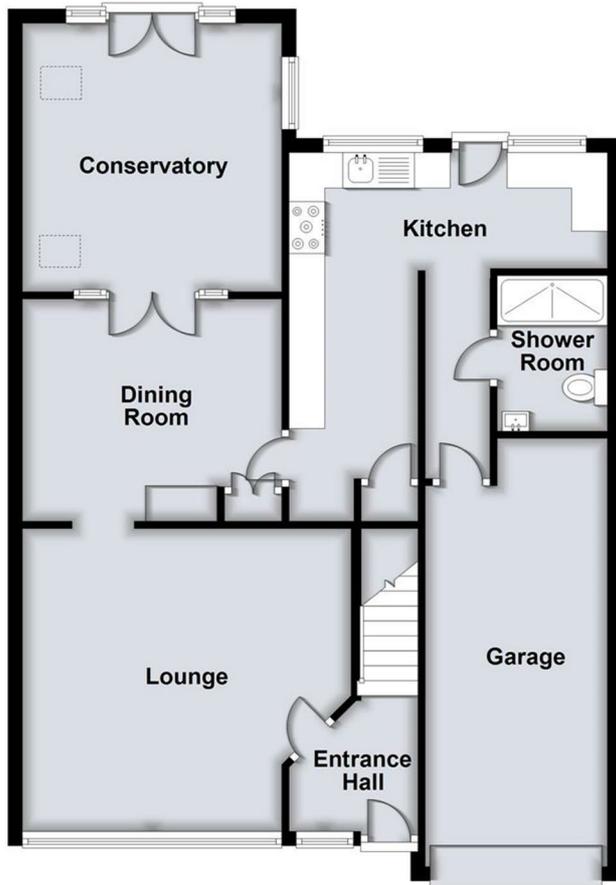
The property is nicely set back from the attractive Duffield Road behind a lawned fore garden with flower beds, shrubs, rockery and tree.

Garage

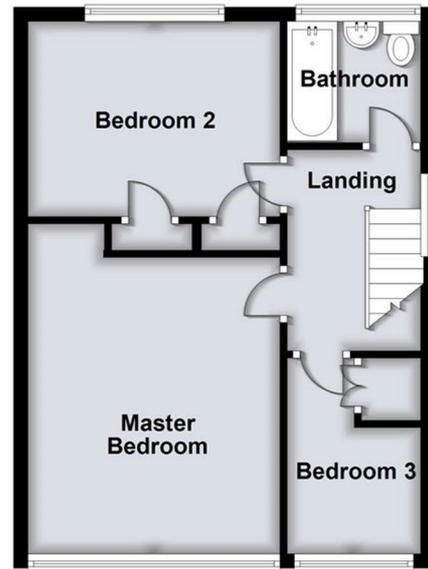
17'6" x 9'0" (5.34 x 2.76)

With concrete floor, power, lighting, single stainless steel sink unit with hot and cold taps, electric up and over front door, integral door giving access to the property itself and further alcove space.

Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(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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