



## 2 Bed House - Detached

6 Brooks Hollow, Little Eaton, Derby DE21 5EQ  
Offers Around £299,950 Freehold



- Beautiful Detached Property
- Ecclesbourne School Catchment Area
- Potential To Extend
- Gas Central Heating & Double Glazing
- Lounge/Dining Room & Breakfast Kitchen
- Two/Three Bedrooms
- South Facing Mature Garden
- Attached Garage
- Close To Noted Park & Village Amenities
- No Chain Involved

NO CHAIN - Beautifully presented two/three bedroom detached property with garage and south facing garden located close to the attractive St Peters Park and local amenities.

### 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.

### Ground Floor

#### Storm Porch

With outside light and panelled entrance door with inset window giving access to the entrance hall.

#### Entrance Hall

7'1" x 6'8" (2.18 x 2.05)

With radiator, staircase leading to the first floor and double glazed window to the side with fitted blind.

#### Cloakroom

6'5" x 3'9" (1.98 x 1.15)

In white with low level WC, fitted wash basin, tiled splash-backs, tiled flooring, radiator, double glazed obscure window and internal panelled door.



## Lounge/Dining Room

22'10" x 12'3" x 10'0" (6.97 x 3.74 x 3.07)



## Lounge Area

With charming stone fireplace with fitted gas fire and raised quarry tiled hearth, open space leading into the dining area, radiator, coving to ceiling, double glazed window with fitted blind and aspect to the front and internal panelled door.



## Dining Area

With radiator, coving to ceiling, open space leading into the lounge area, double glazed sliding patio door giving access to the south facing rear garden and internal panelled door giving access to breakfast kitchen.



## Breakfast Kitchen

14'10" x 9'3" (4.54 x 2.82)

With single stainless steel sink unit with mixer tap, base units with drawer and cupboard fronts, tiled splash-backs, wall and base fitted units with attractive matching worktops with the continuation of the worktops forming a useful breakfast bar area. Radiator, tiled flooring, electric cooker point, plumbing for automatic washing machine, double glazed window with fitted blind and aspect to the side, double glazed window with fitted blind and aspect to the rear overlooking the south facing rear garden and side access door.



## First Floor

### Landing

With access to the roof space and double glazed window with fitted blind and aspect to the side.

### Bedroom One/Bedroom Three

19'10" into recess x 16'8" x 10'8" (6.05 into recess x 5.10 x 3.26)

( This bedroom is easy to be split into two bedrooms, therefore to create three bedrooms )

With fitted wardrobes, fitted wash basin with fitted storage cupboard beneath, two radiators, two double glazed windows with fitted blinds and aspect to the front and internal panelled door.



## **Bedroom Two**

12'1" x 11'3" (3.69 x 3.43)

With radiator, double glazed window with fitted blind overlooking the south facing rear garden and internal panelled door.



## **Bathroom/Shower Room**

8'3" x 7'10" (2.54 x 2.41)

With double shower enclosure with electric shower, pedestal wash hand basin, low level WC, tiled splash-backs, tiled effect vinyl flooring, radiator, built-in cupboard housing the hot water cylinder, double glazed obscure window with aspect to the rear and internal panelled door.



## **South Facing Garden**

The property benefits from a south facing rear garden which is a generous size. It enjoys shaped lawns, well stocked flower beds, shrubs and a paved patio. Side access gate. Space for storing wheelie bins.



## **Attached Brick Garage**

16'8" x 9'8" (5.09 x 2.95)

With concrete flooring, power, lighting, wall mounted central heating boiler, rear personnel door giving access to the rear garden and up and over front door.

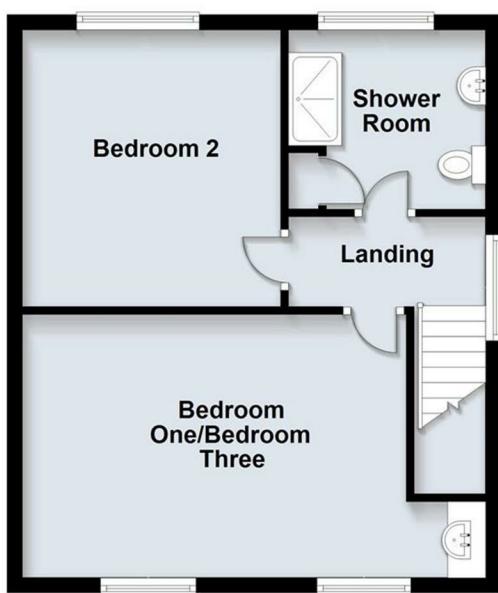
### Ground Floor

Approx. 57.7 sq. metres (621.0 sq. feet)



### First Floor

Approx. 43.9 sq. metres (472.1 sq. feet)

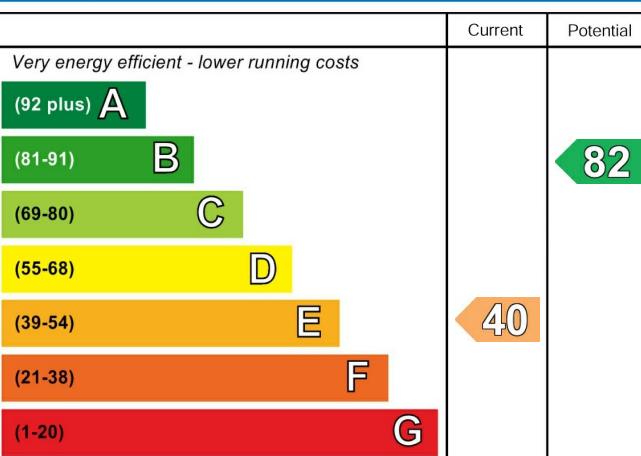


Total area: approx. 101.6 sq. metres (1093.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan. The measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used by any prospective purchaser as a guide to the layout.

Plan produced using PlanUp.

### Energy Efficiency Rating

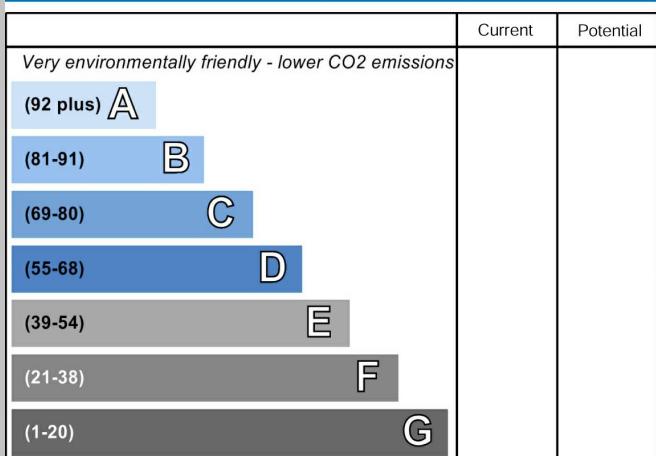


**England & Wales**

EU Directive  
2002/91/EC



### Environmental Impact (CO<sub>2</sub>) Rating



**England & Wales**

EU Directive  
2002/91/EC

