



## 4 Bed House - Detached

11 Crab Tree Hill, Little Eaton, Derby DE21 5DL  
Offers Around £275,000 Freehold



**Fletcher**  
& Company

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- Detached House in Popular Village
- Ecclesbourne School Catchment Area
- Lounge/Dining Room & Kitchen
- Four Bedrooms & Bathroom
- Front & Rear Gardens
- Driveway, Carport & Garage
- Greenhouses & Sheds
- Cul-de-Sac Location
- Close To Amenities - Shops, Pubs, Primary School, Leisure Park & Bus Services
- Offers Good Potential - Ideal For First Time Buyer or Investor

ECCLESBOURNE SCHOOL CATCHMENT AREA - A four bedroom detached property with garage located in the popular village of Little Eaton.

#### The Location

Little Eaton is a convenient and sought after village location situated approximately 5 miles north of Derby City centre and offers a good range of local amenities to include Co-Op Store, newsagent, butcher, chemist, public houses, historic church and regular bus services. Little Eaton is well known for its Village Primary School and is within The 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. For those who enjoy the outdoor pursuits the nearby Drum Hill and Bluebell Woods provide some delightful scenery and walks. Transport links close by include easy access on to the A6, A38, A50 leading to the M1 motorway.

#### Accommodation

##### Ground Floor

##### Entrance Hall

13'7" x 3'3" (4.16 x 1.00)

With double glazed front and side access doors, radiator and staircase leading to first floor.

##### Cloakroom

5'3" x 2'10" (1.62 x 0.88)

With low level WC, corner wash basin, radiator and double glazed window to front.

##### Storage Cupboard

7'8" x 2'9" (2.36 x 0.84)

With shelving.

## Lounge

18'0" x 10'9" (5.49 x 3.29)

With fireplace with gas fire, two radiators, double glazed window to front and double glazed window to rear.



## Kitchen

10'10" x 10'3" (3.31 x 3.14)

With one and a half stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, gas cooker point, plumbing for automatic washing machine, tile flooring, radiator and double glazed window to rear.



## First Floor Landing

13'0" x 5'3" (3.97 x 1.62)

With built-in cupboard housing the central heating boiler, double glazed window to rear and access to roof space.

## Bedroom One

10'4" x 8'9" (3.15 x 2.68)

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

## Bedroom Two

10'3" x 7'10" (3.14 x 2.40)

With radiator, fitted shelving and cupboards and double glazed window to rear.

## Bedroom Three

7'9" x 7'4" (2.38 x 2.25)

With wood flooring, radiator and double glazed window to front.

## Bedroom Four

7'10" x 7'4" (2.41 x 2.26)

With radiator and double glazed window to front.

## Bathroom

8'4" x 4'7" (2.55 x 1.40)

With separate shower cubicle with shower, wash basin, low level WC, radiator and double glazed window to front.

### Front Garden

The property is set back from the pavement edge behind a well-stocked fore-garden.



### Rear Garden

To the rear of the property is an enclosed rear garden with two greenhouses and workshop/shed.



### Carport

With light.

### Driveway

A driveway provides car standing spaces and lead to a carport and detached garage.

### Detached Garage

15'3" x 8'10" (4.67 x 2.70)

With workshop, power and lighting.

### Workshop/Shed

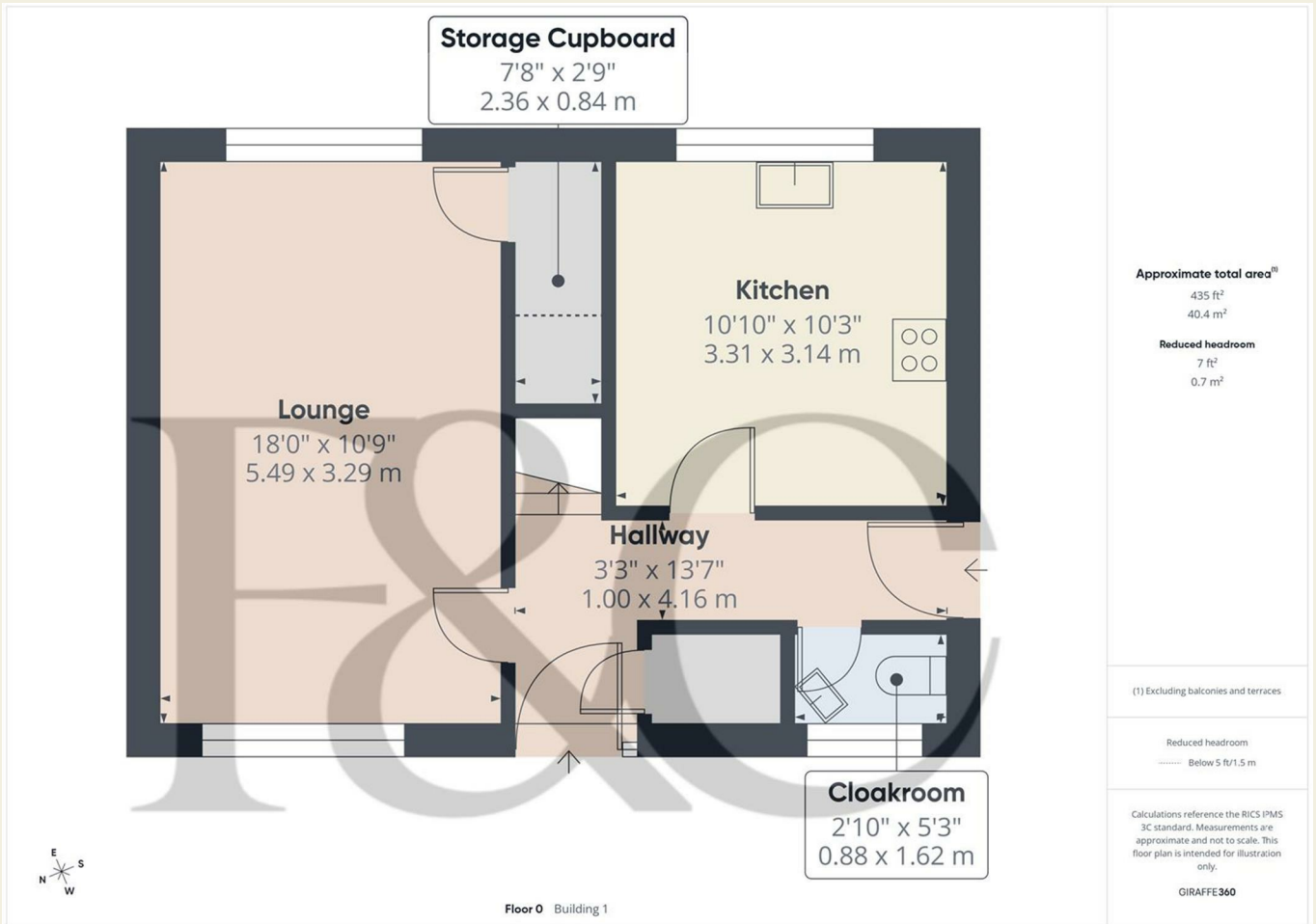
11'5" x 7'6" (3.48 x 2.31)

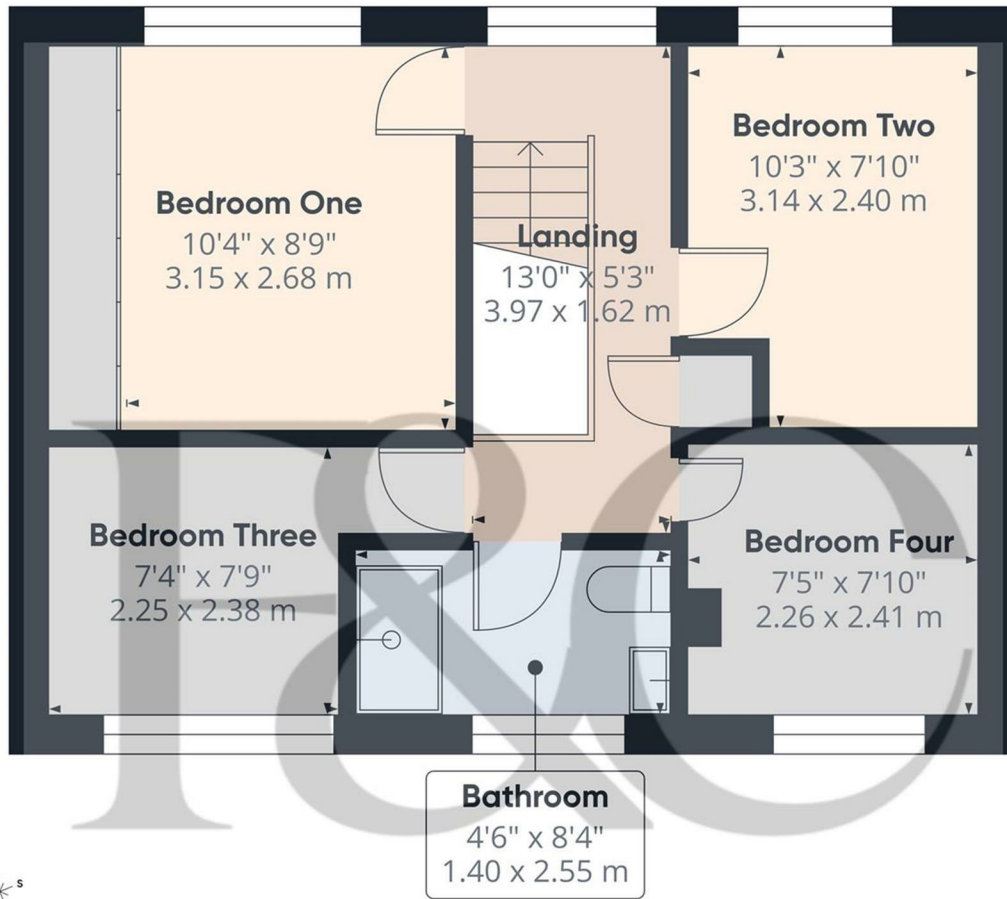
With power and lighting.



### Shed

13'2" x 7'11" (4.01m x 2.41m)





Floor 1 Building 1

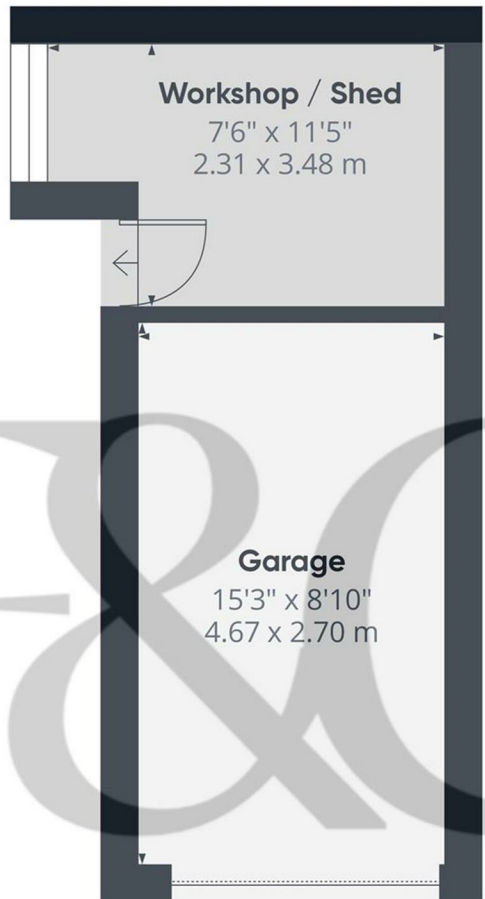
Approximate total area<sup>1)</sup>  
 410 ft<sup>2</sup>  
 38.1 m<sup>2</sup>

(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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**Workshop / Shed**

7'6" x 11'5"  
2.31 x 3.48 m

**Garage**

15'3" x 8'10"  
4.67 x 2.70 m



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**

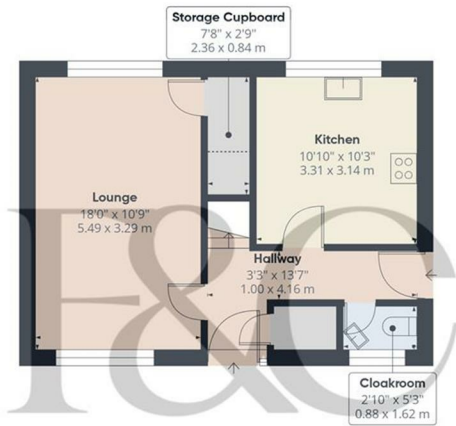
218 ft<sup>2</sup>  
20.2 m<sup>2</sup>

(1) Excluding balconies and terraces

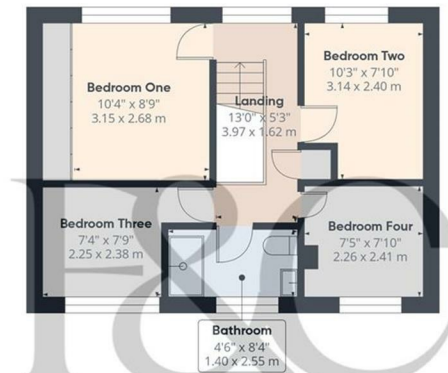
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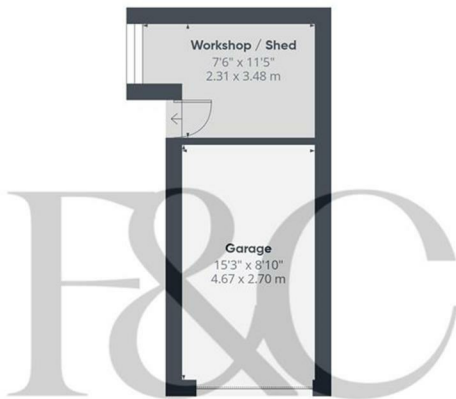
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**

1063 ft<sup>2</sup>  
98.7 m<sup>2</sup>

**Reduced headroom**

7 ft<sup>2</sup>  
0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

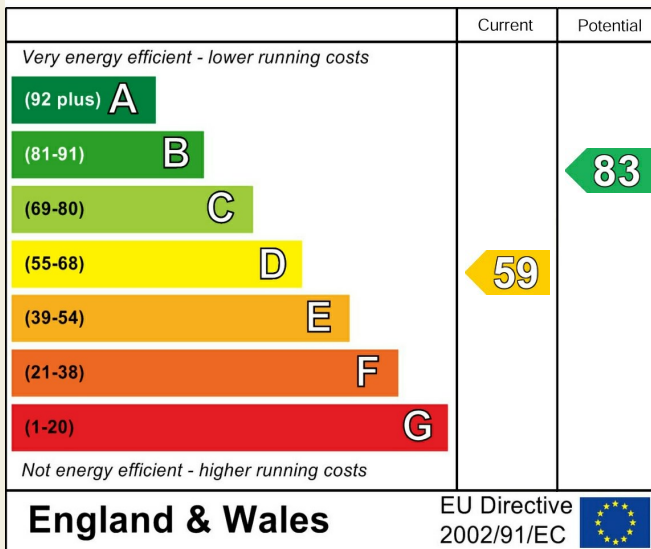
Reduced headroom

..... Below 5 ft/1.5 m

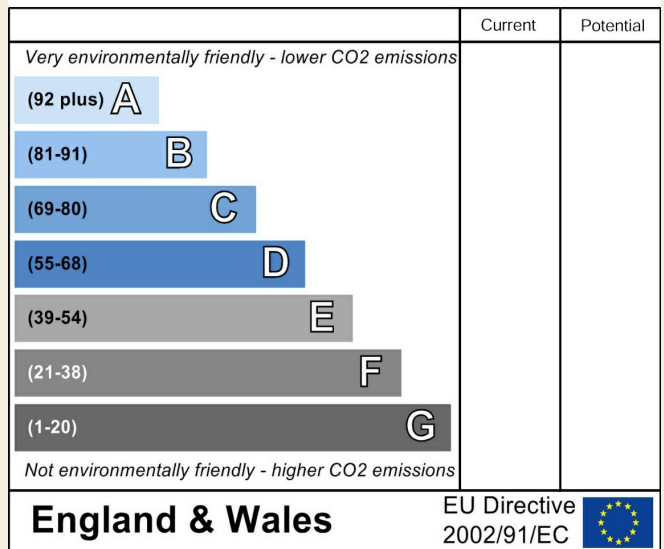
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**Energy Efficiency Rating**



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



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