



### 3 Bed Bungalow - Detached

1 Park View, Little Eaton, Derby DE21 5AW

Offers Around £450,000 Freehold



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- Rare to the Market Detached Bungalow
- Ecclesbourne School Catchment Area
- Cul-de-Sac Location - Close To Amenities - Shops, Bus Service, Pubs
- Lounge, Dinning Room, Kitchen
- Three Bedrooms, En-suite, Family Bathroom
- Generous Garden Plot
- Driveway & Double Garage
- Requires Modernisation - Offers Exciting Potential For Refurbishment
- No Chain Involved
- Nearby Countryside Walks in Drum Hill - Golf Courses at Morley, Horsley & Breadsall

ECCLESBOURNE SCHOOL CATCHMENT AREA - A true rarity to the open market is this three bedroom detached bungalow with double garage and set on a generous garden.

The bungalow is situated in a cul-de-sac location within the heart of the sought after village of Little Eaton and within walking distance to all local amenities and bus service.

The property does require modernisation, however offers exciting potential for refurbishment, extension or re-modelling ( subject to the necessary planning consent being obtained )

#### The Location

Little Eaton is situated approximately five miles north of Derby city centre and offers a good range of local amenities to include Co-op Stores, newsagent, butcher, chemist and public houses. It is well known for its reputable village primary school and is within the noted Ecclesbourne School Catchment area. Regular bus services operate along Alfreton Road to Derby city centre. Local recreational facilities are at St Peter's Park to include football, cricket, tennis courts, bowling green, children's playground and recently constructed and noted pavilion. Furthermore Bluebell Woods and Drum Hill provides some delightful scenery and pleasant walks. The nearby A38 provides fast access onto the A50 and M1 motorway.

#### Entrance Hall

17'10" x 8'11" x 3'7" x 3'4" (5.45 x 2.74 x 1.11 x 1.02)

With half glazed entrance door, radiator, built-in cupboard housing the hot water cylinder and access to roof space.

## Lounge

21'5" x 11'6" (6.55 x 3.52)

With feature fireplace with gas fire, two radiators, coving to ceiling, double glazed window to front, open square archway to dining room and double glazed window to rear.



## Dining Room

12'3" x 9'0" (3.74 x 2.76)

With coving to ceiling with centre rose, radiator, serving hatch and double glazed sliding patio doors opening onto lean to conservatory.



## Kitchen

13'8" x 8'0" (4.18 x 2.45)

With one and a half stainless steel sink unit with mixer tap, wall and base cupboards, worktops, built-in electric hob, built-in double electric fan assisted oven, plumbing for dishwasher, plumbing for washing machine, tile flooring, central heating boiler, radiator, double glazed window to rear, serving hatch and half glazed door giving access to garden.



## Lean To Conservatory

12'3" x 8'11" (3.75 x 2.74)

With tile flooring and doors leading to garden.

### Bedroom One

12'7" x 10'5" (3.85 x 3.18)

With radiator and double glazed window to rear.



### En-Suite

6'2" x 5'3" (1.88 x 1.62)

With shower, pedestal wash handbasin, low level WC, tile splashbacks and double glazed window to side.

### Bedroom Two

12'2" x 9'4" (3.72 x 2.87)

With radiator and double glazed window to front.



### Bedroom Three

13'1" x 8'11" (4.00 x 2.72)

With radiator and double glazed window to front.



## Bathroom

7'0" x 5'5" (2.15 x 1.66)

With bath, pedestal wash handbasin, low level WC, tile splashbacks, radiator and double glazed window.



## Front Garden

To the front of the property is a deep fore-garden with attractive handkerchief specimen tree.



## Rear Garden

A south west facing enclosed rear garden with Magnolia tree.



### Driveway

A driveway provides car parking and leads to a double garage.

### Double Detached Garage

16'9" x 16'5" (5.12 x 5.02)

With concrete floor, side window and up and over front door.

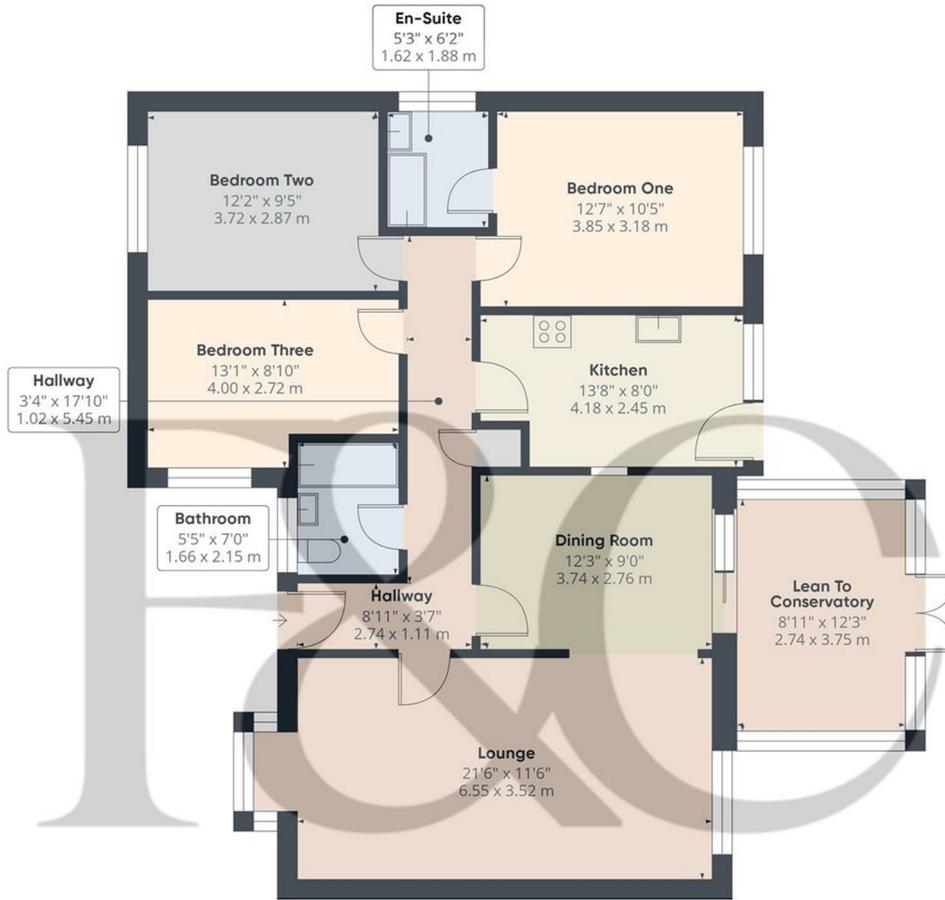


### Further Garden Area

To the left hand side of the double garage is a further garden area and also offers potential for extra car standing spaces or caravan space.



### Council Tax Band E



Approximate total area<sup>(1)</sup>  
1110 ft<sup>2</sup>  
103.1 m<sup>2</sup>

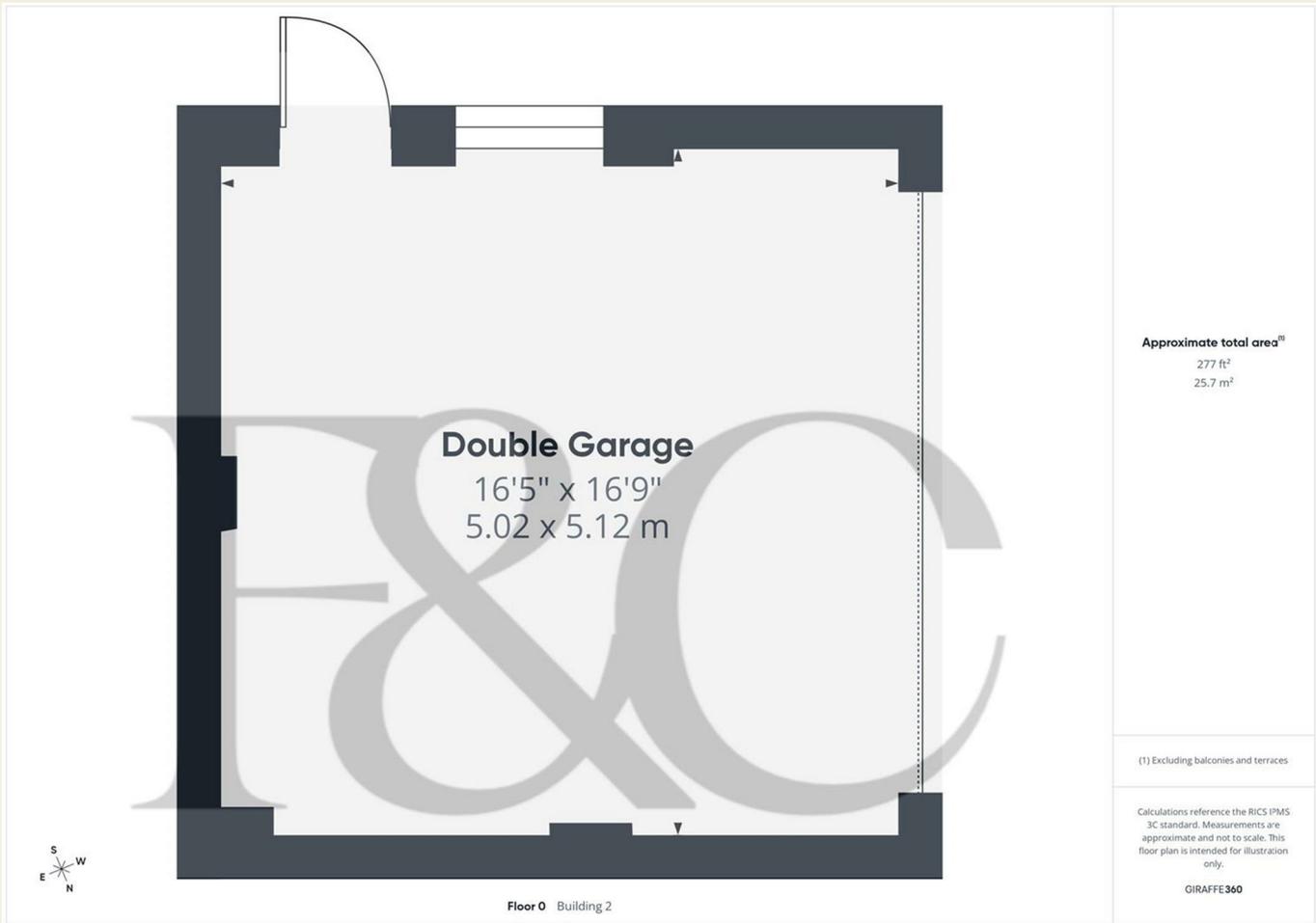
(1) Excluding balconies and terraces

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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Floor 0 Building 1

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### Energy Efficiency Rating

|  | Current                    | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

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

|  | Current                    | Potential |
|--|----------------------------|-----------|
| <i>Very environmentally friendly - lower CO2 emissions</i> |                            |           |
| (92 plus) <b>A</b>   |                            |           |
| (81-91) <b>B</b>   |                            |           |
| (69-80) <b>C</b>   |                            |           |
| (55-68) <b>D</b>   |                            |           |
| (39-54) <b>E</b>   |                            |           |
| (21-38) <b>F</b>   |                            |           |
| (1-20) <b>G</b>  |                            |           |
| <i>Not environmentally friendly - higher CO2 emissions</i> |                            |           |
| <b>England &amp; Wales</b>                                 | EU Directive<br>2002/91/EC |           |

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