



5 Bed House - Detached

Drum Lodge Morley Lane, Little Eaton, Derby DE21 5AH

Offers Over £750,000 Freehold



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- Individual Detached Home
- Ecclesbourne School Catchment Area
- Countryside Views
- Private Position
- Lounge, Family Room, Conservatory
- Living Kitchen/Dining Room, Utility
- Four/Five Bedrooms
- South Facing Garden
- Large Gated Driveway, Workshop & Double Garage
- Council Tax Band E

Individual detached property with workshop and double garage enjoying a private position located on the edge of Little Eaton with countryside views in Ecclesbourne School Catchment area.

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.

The Accommodation

Ground Floor

Entrance Hall

10'10" x 6'3" (3.31 x 1.91)

With double opening double glazed entrance doors, tiled flooring, exposed stone work and two double glazed windows both having leaded finish.

Lounge

19'8" x 15'11" x 11'6" (6.00 x 4.86 x 3.52)

With featured revolving log burning stove, tiled flooring, spotlights to ceiling, two radiators, exposed stone work, two double glazed windows both having leaded finish, double glazed French doors opening into the conservatory and open space leading into the family room.



Family Room

11'8" x 10'9" (3.58 x 3.30)

With matching tiled flooring, spotlights to ceiling, two radiators, double glazed French doors opening into the conservatory, open space leading into the lounge, internal bi-folding doors giving access to the living kitchen/dining room and featured revolving log burning stove.



Conservatory

22'10" x 10'11" (6.96 x 3.34)

With tiled flooring, double glazed windows and double glazed French doors opening onto paved patio and south facing garden.



Living Kitchen/Dining Room

33'9" x 21'10" x 15'0" (10.3 x 6.68 x 4.58)



Dining Area

With matching tiled flooring, feature log burning stove, spotlights to ceiling, two radiators, exposed stone work and open space leading into the kitchen area.

Kitchen Area

With one and a half bowl inset sink unit with mixer tap, base units with drawer and cupboard fronts, tiled splash-backs, wall and base fitted units with matching black granite worktops, built-in four ring electric hob with extractor hood over, built-in microwave, built-in electric fan assisted oven, integrated fridge-freezer and integrated dishwasher (matching granite table, matching granite kitchen island and additional dresser with black granite worktops included in the sale at a successful sale price). Side double glazed French doors, exposed stone work, radiator and three double glazed windows all having leaded finish.

Inner Lobby

With useful built-in storage cupboard.

Utility Room

12'7" x 5'11" (3.84 x 1.82)

With one and a half bowl stainless steel sink unit with mixer tap, wall and base fitted cupboards with matching worktops, boiler, plumbing for automatic washing machine, space for tumble dryer, tiled flooring, side access door and double glazed window with leaded finish.

Bedroom One

9'6" x 8'11" (2.91 x 2.74)

With radiator and double glazed window with leaded finish.



Bedroom Two/Study

15'1" into recess x 10'1" x 6'0" (4.62 into recess x 3.09 x 1.84)

With wood flooring, radiator, double glazed window to side and double glazed French doors with leaded finish opening onto Indian stone paved patio and south facing rear garden.

Shower Room

9'6" x 6'5" (2.91 x 1.97)

With double shower cubicle with electric shower, fitted wash basin with fitted base cupboard beneath, low level WC, fully tiled walls, tiled flooring, heated chrome towel rail/radiator and double glazed obscure window.

First Floor

Landing

With double glazed Velux window.

Bedroom Three

18'8" x 13'3" x 10'9" (5.69 x 4.04 x 3.30)

With built-in wardrobes, air conditioning unit, radiator and double glazed leaded window.



En-Suite Wet Room

8'6" x 5'3" (2.60 x 1.62)

With electric shower, fitted wash basin, low level WC, heated chrome towel rail/radiator and extractor fan.

Bedroom Four

13'6" x 11'3" (4.14 x 3.45)

With radiator, double glazed Velux window and double glazed window with leaded finish.

Bedroom Five

12'9" x 9'3" (3.91 x 2.83)

With radiator and double glazed Velux window.

Family Bathroom

10'8" x 9'6" into cupboard (3.26 x 2.90 into cupboard)

With bath, fitted wash basin with fitted base cupboard beneath, low level WC, built-in storage cupboard housing the hot water cylinder, radiator, extractor fan and double glazed Velux window.



South Facing Garden

The property enjoys a south facing garden which is easily maintainable with shaped lawn and attractive Indian stone paved patio.



Large Driveway

The property benefits from a large block paved driveway and gravel driveway providing extensive car standing spaces for approximately twelve vehicles.

Gated Entrance

The property is set back behind remote control electric gates with twin stone pillars.

Detached Workshop

28'2" x 18'2" (8.60 x 5.55)

With concrete floor, power, lighting, toilet, wash basin with hot and cold taps, side access door, electric roll up front door, two double glazed Velux windows and a boarded roof space. Electric charging point.



Detached Double Garage

18'0" x 16'11" (5.49 x 5.17)

With tiled floor, power, lighting, side access door and electric up and over door.



Directions Note

From Little Eaton Village, past the primary school on your right hand side, take your second turning right into Morley Lane, proceed up the hill and go under the bridge heading out towards countryside. Opposite the turning for Drum Hill, take your right hand turn and DRUM LODGE is the first property on your right.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	63	
(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	