



## 4 Bed House - Detached

Rowan House, 2 Highfield Road, Little Eaton, Derby DE21 5AG

Offers Around £640,000 Freehold



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- Traditional Family Home
- Ecclesbourne School Catchment Area
- Far-reaching Views
- Spacious Lounge
- Living Kitchen/Dining Room, Utility Room
- Four Double Bedrooms, Three Bathrooms
- Special Feature - Large Private Garden
- Large Garage with Electric Door
- Cul-de-sac Position
- Convenient for all Local Amenities

ECCLESBOURNE SCHOOL CATCHMENT AREA – Beautiful traditional four bedroom, three bathroom detached property with large private gardens located in a very convenient cul-de-sac position within the heart of Little Eaton Village – NO CHAIN INVOLVED.

### 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 provide some delightful scenery and pleasant walks. The nearby A38 provides fast access onto the A50 and M1 motorway.

### Accommodation

#### Ground Floor

##### Porch

5'3" x 3'3" (1.61 x 1.00)

With half glazed entrance door and attractive Minton style tiled flooring.

##### Entrance Hall

16'4" x 5'11" (5.00 x 1.81)

With charming quarry tiled flooring, deep skirting boards and architraves, high ceilings, radiator and staircase leading to first floor and door providing access to cellar and wine store.

##### Wine Store

5'4" x 5'4" (1.65 x 1.65)

##### Cellar/Study

12'7" x 10'1" (3.85 x 3.09)

With radiator, power lighting, tv point and recently fitted central heating boiler

## Spacious Lounge

29'5" into bay x 12'1" (8.99 into bay x 3.70)

With feature fireplace with surrounds incorporating log burning stove, deep skirting boards and architraves, high ceilings, charming wood flooring, bespoke fitted display shelving with fitted base cupboard underneath either side of chimney breast, coving to ceiling with centre rose, two radiators, bay window with double glazed windows to front and double glazed French doors to rear.



## Living Kitchen/Dining Room

24'8" x 11'11" (7.52 x 3.64)



## Dining Area

With feature fireplace with surrounds incorporating log burning stove, charming wood flooring, deep skirting boards and architraves, high ceilings, cove to ceiling with centre rose, charming wood flooring, fitted floor-to-ceiling storage cupboard, open space leading into kitchen area and bay window incorporating double glazed windows.



## Kitchen area

With charming Belfast style sink unit with mixer tap, fitted base cupboards with drawer and cupboard fronts, attractive granite worktops, matching Welsh dresser, built-in wine rack, high ceilings, concealed wine cooler, charming wood flooring, integrated dishwasher, Range cooker, attractive splash-backs, wide double glazed window to rear, open space leading to dining area, coving to ceiling, character beams and access to utility room.



### Utility Room

13'9" x 6'3" (4.2 x 1.92)

With single stainless steel sink unit with mixer tap, plumbing for automatic washing machine, space for tumble drier, space for fridge/freezer, tile effect flooring, vaulted ceilings, double glazed Velux window, radiator, cupboards, shelving and door giving access to rear.



### Cloakroom

4'3" x 2'10" (1.31 x 0.87)

With wc, wash basin and double glazed window.

### First Floor

#### Landing

With radiator.

#### Double Bedroom One

16'4" x 9'0" (4.98m x 2.74m)

With feature vaulted ceilings, radiator, spotlights to ceiling, double glazed French doors with Juliet style balcony to rear, deep skirting boards and architraves and high ceilings.

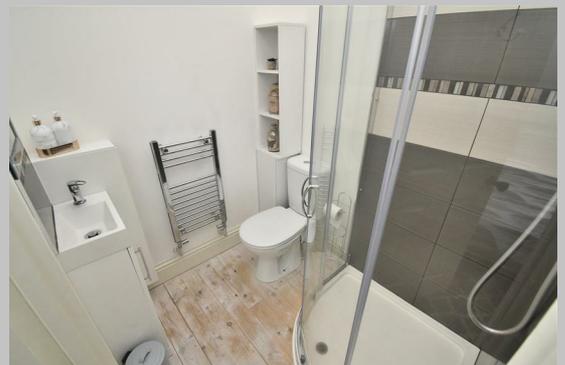


#### Walk-in Wardrobe

Providing storage as a wardrobe.

#### En-suite One

With separate shower cubicle with shower, pedestal wash hand basin, low level wc, tiled splash-backs and radiator.



### Double Bedroom Two

12'1" x 12'0" (3.70 x 3.67)

With radiator, pleasant far-reaching views, dual aspect double glazed windows, deep skirting boards and high ceilings.



### En-suite Two

With separate shower cubicle, pedestal wash hand basin, low level wc, tiled splash-backs, radiator and double glazed window.



### Double Bedroom Three

11'11" x 11'10" (3.65 x 3.61)

With feature period style display fireplace, deep skirting boards and architraves, high ceiling, radiator, pleasant far-reaching views, dual aspect double glazed windows to front and double glazed window to side.



### Double Bedroom Four

12'1" x 9'11" (3.70 x 3.03)

With radiator, deep skirting boards and architraves, high ceilings and two double glazed windows.



## Family Bathroom

With bath, pedestal wash hand basin, low level wc, separate shower enclosure with shower, attractive tiled splash-backs, two radiators and double glazed window.



## Front Garden

The property is set back behind a deep fore-garden with shrubs, plants and decked area which gives space for sitting out.



## Large Rear Garden

Being of a major asset to this particular property is its surprisingly large private sunny rear garden enjoying far-reaching views. The garden is mainly wide shaped lawns with a selection of shrubs, plants and trees. There are two areas providing a pleasant sitting out entertaining space. The first area is decked with attractive wood pergola. Second area is a further raised decked area with summer house.



## Summer House

Decked area with summer house.



## Greenhouse



## Car Parking

In addition to the garage there are also two car parking spaces.

## Large Garage

17'4"x14'4" (5.28m"x4.37m")

With electric door, power and lighting.



Council Tax Band - E



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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>		<b>72</b>
(55-68) <b>D</b>	<b>52</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 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 2002/91/EC	