3 Bed House - Semi-Detached

333 Alfreton Road, Little Eaton, Derby DE21 5AE
Price £399,950 Freehold

3 2 2 D

Fletcher & Company

www.fletcherandcompany.co.uk

- Extended Semi-Detached Family Home
- Ecclesbourne School Catchment Area
- Lounge & Study/Family Room
- Spacious Living Kitchen/Dining Room
- Three Bedrooms
- En-Suite Bathroom & Shower Room
- Pleasant Gardens to Both Front & Rear
- Driveway Providing off Road Parking - Two/Three Vehicles
- No Chain Involved
- Views to the Front Over Neighbouring Fields and Woodland

ECCLESBOURNE SCHOOL CATCHMENT AREA - Extended, three bedroom semi-detached family home occupying an edge of village location in popular Little Eaton.

This property has been extended to both the rear and side, occupying a pleasant corner plot on the junction of Alfreton Road and The Chase. This superb position affords impressive views to the front over neighbouring fields and woodland.

The property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, spacious dual aspect lounge, separate study/dining/reception room, large living kitchen, main bedroom with en-suite bathroom, two further bedrooms and shower room.

The property benefits from gardens to both the front and rear, the latter offering a good degree of privacy along with a driveway to the side of the property.

The Location

Little Eaton is a popular village noted for it's primary school and is within the Ecclesbourne School catchment area in Duffield. Little Eaton itself boasts a selection of amenities including a shop, butchers, café, restaurants, pubs, recreational ground, cricket club, garden centre and offers easy access onto the A38 and into Derby city centre.

Accommodation

Ground Floor

Entrance Hall

4'0" x 3'4" (1.22 x 1.04)

uPVC double glazed and stained glass entrance door provides access into the entrance hall with staircase leading to the first floor.

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Spacious Lounge

21'3" x 12'7" (6.48 x 3.84)

A very pleasant room with dual aspect uPVC double glazed window to the front and matching sliding patio door opening onto the rear garden, feature exposed brick chimney breast incorporating a timber lintel with exposed brick hearth, cast iron log burner and two radiators.

Study/Family Room

13'9" x 12'10" (4.21 x 3.93)

Again, with a feature fireplace incorporating chimney breast with tiled hearth and cast iron log burner, radiator and double glazed window to the front.

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Spacious Living Kitchen/Dining Room

17'8" x 16'7" (5.41 x 5.06)

Featuring an extensive range of woodblock effect preparation surfaces with matching upstands, inset one and quarter stainless steel sink unit, fitted base cupboards and drawers with gloss finish and LED plinth lighting, complementary wall mounted cupboards with underlighting, inset Neff induction hob with built-in oven beneath, integrated appliances including a fridge/freezer, washing machine and dishwasher, stylish floor-to-ceiling radiator, further radiator, recessed ceiling spotlighting, sealed unit double glazed Velux windows to the rear and double glazed window with matching French doors opening onto the garden.

Fitted Guest Cloakroom

4'11" x 3'0" (1.50 x 0.92)

With low flush WC and wash handbasin.

First Floor

Landing

6'11" x 3'10" (2.12 x 1.18)

Split-level landing with access to loft space, radiator and doors to three bedrooms and shower room.

Master Bedroom

16'11" x 12'7" (5.18 x 3.84)

Large master bedroom with dual aspect double glazed windows to the front and rear, former offering very pleasant views over fields and woodland, radiator and door to the en-suite bathroom.

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

En-Suite Bathroom

8'9" x 7'10" (2.68 x 2.41)

With low flush WC, pedestal wash handbasin, roll edge top freestanding bath with shower attachment, chrome towel radiator and double glazed window to the rear.

Bedroom Two

10'8" x 9'7" (3.26 x 2.93)

With radiator and double glazed window to the front.

Bedroom Three

11'3" x 8'0" (3.44 x 2.45)

With radiator, useful storage cupboard housing the wall mounted Worcester gas-fired boiler and double glazed window to the rear with views.

Shower Room

6'2" x 4'7" (1.90 x 1.42)

With low flush WC, vanity unit with wash handbasin, shower cubicle, chrome towel radiator and double glazed window to the front.

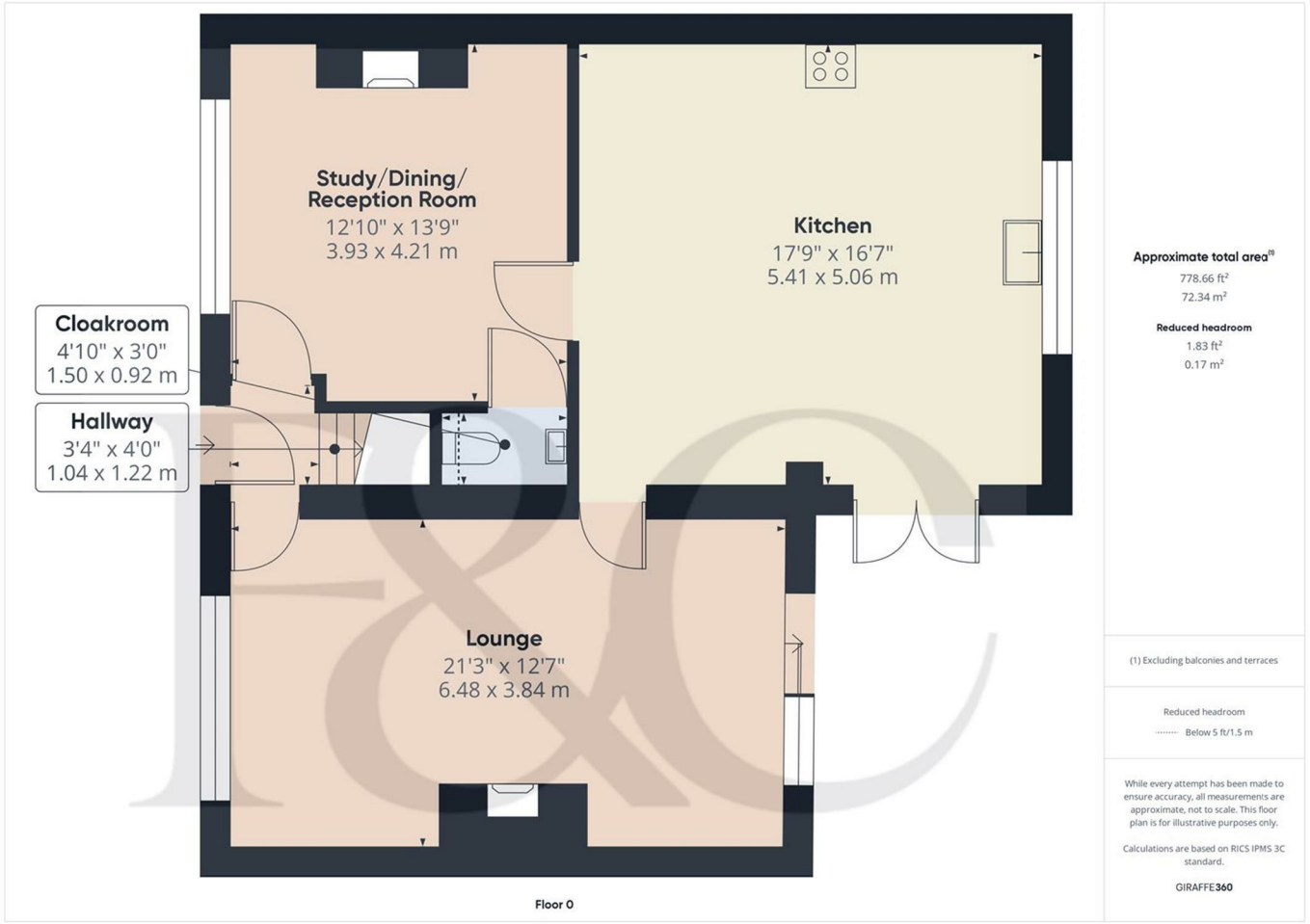
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Outside

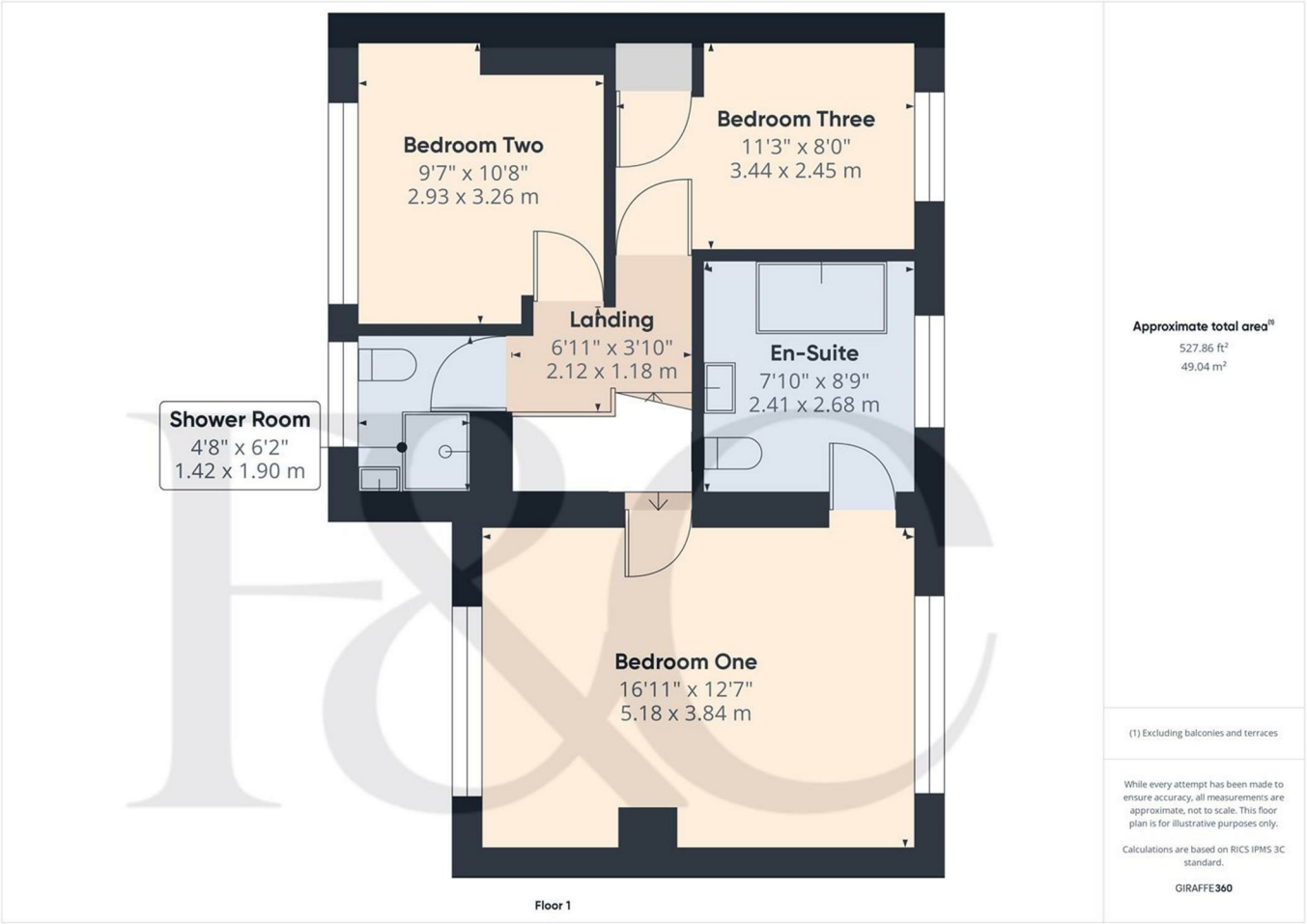
The property occupies a fabulous corner plot on Alfreton Road and The Chase, set back behind mature hedging with timber gate leading to a block paved pathway intersecting two lawned sections. To the side of the property is a block paved driveway providing off road parking for two/three vehicles. To the rear is a private garden with lower level patio area, upper level lawn with a selection of plants and shrubs, vegetable plot and a hard standing area for a shed and greenhouse, enclosed by hedging and timber fencing.

Council Tax Band B - Erewash

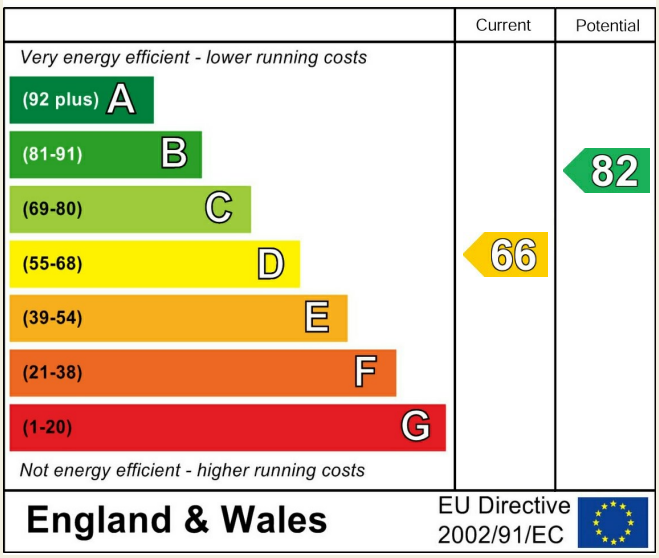
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



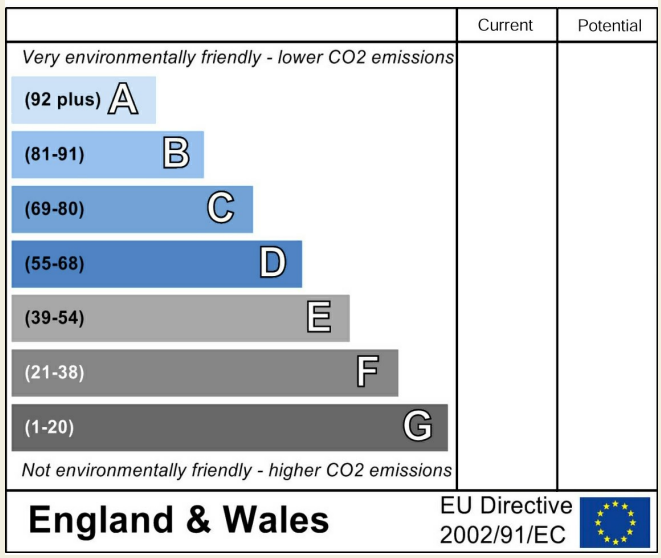
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Energy Efficiency Rating



Environmental Impact (CO_2) Rating



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.