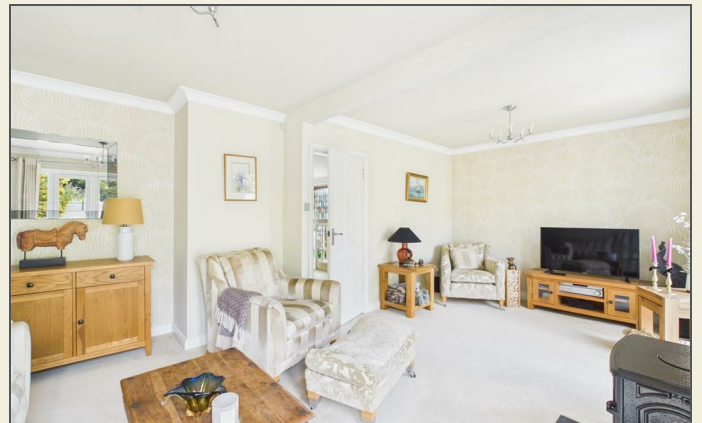




3 Bed House - Detached

3 Woodlands Close, Little Eaton, Derby DE21 5DZ
Offers Around £425,000 Freehold



3



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Fletcher
& Company

www.fletcherandcompany.co.uk

- Flexible Two/Three Bedroom Detached Property
- Ecclesbourne School Catchment Area
- Popular Cul-de-Sac Location off Duffield Road – Close to St. Peters Park & Bluebell Woods
- Sitting/Dining Room & Fitted Study
- Fitted Kitchen/Dining
- Lounge/Double Bedroom Three
- Two Double Bedrooms & Two Bathrooms
- Pleasant Manageable Gardens
- Block Paved Driveway – Carport & Garage
- No Chain Involved – Viewing Recommended

ECCLESBOURNE SCHOOL CATCHMENT AREA – Flexible and spacious two/three bedroom detached property located in a popular cul-de-sac just off Duffield Road – a prime position in Little Eaton close to St. Peters Park and Bluebell Woods.

The Location

The location is convenient for Little Eaton and Duffield.

Little Eaton amenities are easily accessible from this property providing local shops, reputable Village Primary School, historic church, public houses, regular bus services and noted village park. Vicarage Lane is a very pleasant, leafy and tranquil setting with walks in Bluebell woods and surrounding countryside.

The village of Duffield provides an excellent range of amenities including a varied selection of shops and schools including the Meadows and William Gilbert Primary Schools and the noted Ecclesbourne Secondary School. There is a regular train service into Derby City centre which lies some five miles to the south of the village. Local recreational facilities within the village include squash, tennis, cricket, football and the noted Chevin golf course. A further point to note, is that the Derwent Valley in which the village of Duffield nestles is one of the few world heritage sites.

Accommodation

Entrance Hall

15'10" x 10'5" (4.84 x 3.19)

With feature double opening entrance door with stained glass and leaded finish, two radiators, staircase leading to first floor, coving to ceiling and steps.



Coat/Shoe Cupboard

With coat hooks and internal panelled door with chrome fittings.

Sitting Room/Dining Room

15'10" x 10'5" (4.84 x 3.19)

With chimney breast incorporating gas burning stove with exposed brick surround and raised quarry tiled hearth, coving to ceiling, wall lights, radiator, sealed unit double glazed window to side, sealed unit double glazed bay window with deep window sill to front and internal panelled door.



Kitchen/Dining Room

20'2" x 9'6" (6.17 x 2.92)

With one and a half stainless steel sink unit with mixer tap, wall and base fitted units with attractive matching granite worktops, concealed worktop lights, glass shelving, kick board lighting, tile flooring with underfloor heating, spotlights to ceiling, Siemens induction hob with stainless steel extractor hood over, Siemens electric fan assisted oven, Siemens combination microwave oven, Siemens integrated fridge/freezer, Siemens integrated dishwasher, continuation of the granite worktops forming a useful breakfast bar area, radiator, spotlights to ceiling, sealed unit double glazed window to front, sealed unit double glazed window to side, half glazed access door and internal panelled door.



Lounge/Bedroom Three

20'3" x 13'0" (6.17m x 3.96m)

(This room used to be split into two bedrooms and therefore could be bedroom three and bedroom four if desired) With log burning stove with slate hearth, radiator, coving to ceiling, two matching double glazed French doors opening onto rear garden and internal panelled door with chrome fittings.



Family Bathroom

7'4" x 6'6" (2.25 x 2.00)

With bath with chrome fittings, pedestal wash handbasin with chrome fittings, low level WC, separate shower cubicle with electric shower, tile splashbacks, tile flooring, spotlights to ceiling, coving to ceiling, radiator, double glazed window, wall mounted mirrored bathroom cupboard and internal panelled door with chrome fittings.



First Floor Landing with Fitted Study

10'5" x 7'4" (3.19 x 2.24)

With fitted desk with cupboards and shelving, radiator and sealed unit double glazed window to side.



Bedroom One

17'0" x 9'9" (5.20 x 2.98)

With a good range of built-in wardrobes providing good storage, storage into eaves, radiator, far-reaching views, sealed unit double glazed window, internal plantation shutters and internal panelled door.



Storage Cupboard

17'9" x 3'3" (5.43 x 1.00)

Housing the combination boiler and light.

Bedroom Two

14'6" x 10'0" (4.43 x 3.05)

With radiator, storage into eaves, sealed unit double glazed window, far-reaching views, internal plantation shutters and internal panelled door.



Shower Room

7'2" x 6'10" (2.19 x 2.09)

With separate shower cubicle with electric shower, fitted wash basin with fitted base cupboard underneath, WC, fully tiled walls, far-reaching views, sealed unit double glazed window, extractor fan, internal plantation shutters, radiator and internal panelled door with chrome fittings.



Garden

To the rear of the property is a manageable, enclosed rear garden with covered decked area providing a pleasant sitting out and entertaining space.



Utility Store

With power, lighting, plumbing for automatic washing machine, electric heater and space for tumble dryer.

Driveway

To the front and the side of the property is a block paved driveway providing car standing spaces for several cars.

Carport

9'8" x 9'1" (2.96 x 2.77)

A carport leads to the garage.

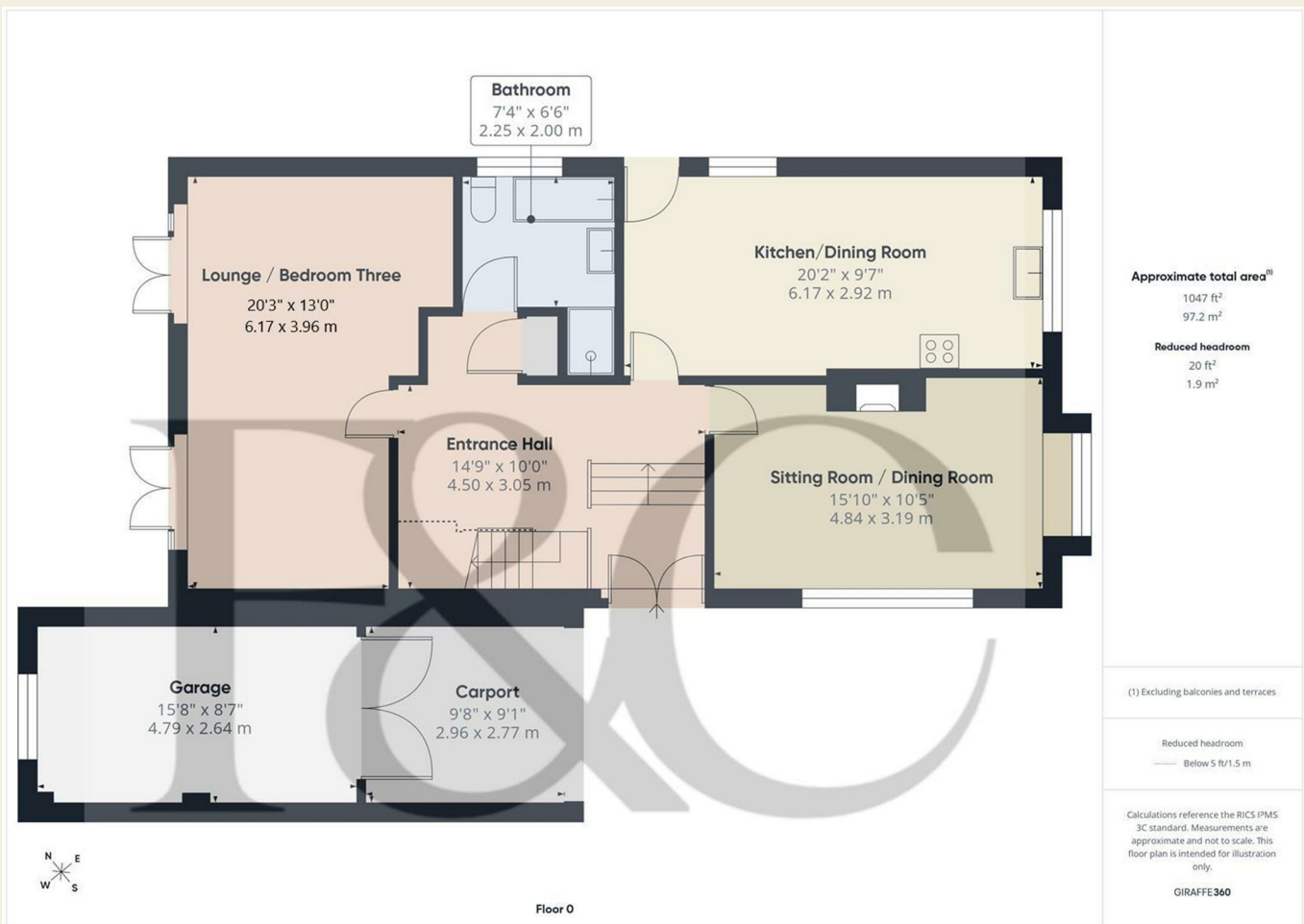
Garage

15'8" x 8'7" (4.79 x 2.64)

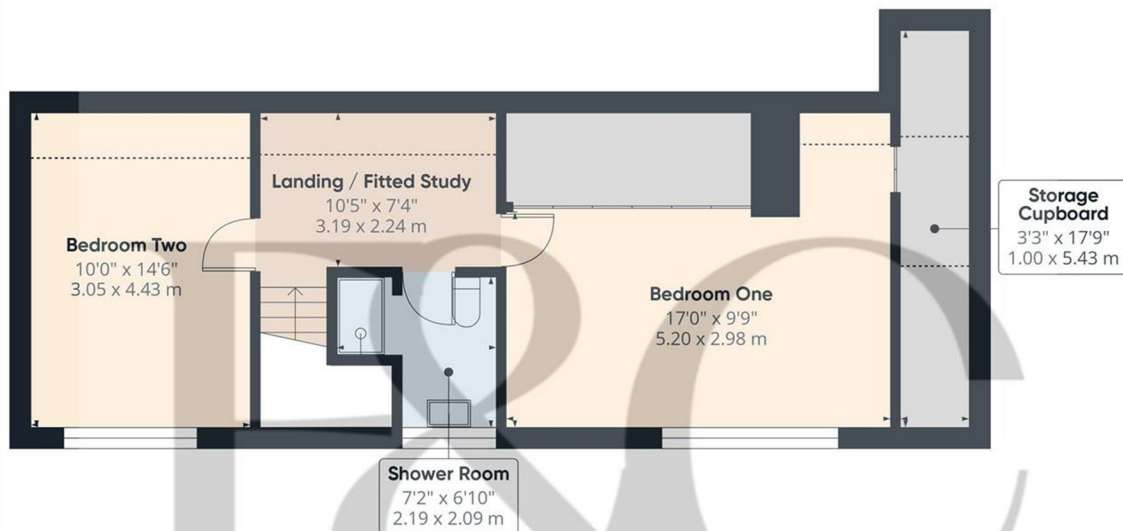
With power, lighting, window to rear and double opening front doors.



Council Tax Band D



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Approximate total area⁽¹⁾

545 ft²
50.6 m²

Reduced headroom

83 ft²
7.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 1

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	77
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

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