3 Bed House - Semi-Detached

97 Duffield Road, Little Eaton, Derby DE21 5DT

Offers Around £335,000 Freehold

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Fletcher & Company

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- Highly Appealing Semi-Detached Property
- Ecclesbourne School Catchment Area
- Delightful Open Views to Rear
- Lounge with Log Burner
- Kitchen/Dining Room, Utility
- Three Bedrooms & Bathroom
- Private Westerly Facing Garden - Backing onto Open Fields
- Driveway for Three Vehicles
- Potential Loft Conversion/Extension to Rear (Subject to Planning Permission)
- Close to the Noted Village Green & Walks in Bluebell Woods

ECCLESBOURNE SCHOOL CATCHMENT AREA – A highly appealing three bedroomed semi-detached property enjoying a private garden with delightful open views, located close to St. Peters Park and attractive Bluebell Woods.

The gas centrally heated living accommodation briefly consists on the ground floor, entrance hall with staircase leading to first floor, lounge with log burner, kitchen/dining room, under-stairs coats store and utility. The first floor landing leads to three bedrooms and a bathroom.

The property is set well back from the pavement edge behind a deep fore-garden incorporating a driveway providing car standing spaces for three vehicles.

Being of a major asset and sale to this particular property is its lovely, private rear garden backing directly onto open fields enjoying a very pleasant view. The garden enjoys a warm, westerly aspect and benefits from a level lawn complemented by well stocked flower beds, patio and two sheds.

The property also enjoys view towards Little Eaton Tennis Club to the front.

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The Location

The location is convenient for both Duffield and Little Eaton villages and occupies a tranquil setting nestling into the hillside of the sought after Eaton Bank area. Bluebell Woods itself does offer some magnificent scenery, walks and surrounded by open fields and countryside.

Little Eaton village is also easily accessible from this property providing local shops, reputable Village Primary School, historic church, public houses, regular bus services and noted village park.

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, rugby 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

Ground Floor

Entrance Hall

5'4" x 3'2" (1.63 x 0.97)

With double glazed entrance door, radiator and staircase leading to first floor.

Lounge

13'2" x 11'1" (4.02 x 3.39)

With chimney breast incorporating log burning stove and raised stone hearth, radiator, double glazed bay window to front and open square archway leading to kitchen/dining room.

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Coats/Under-Stairs Storage

Providing storage with shelving, coat hangers and boiler.

Kitchen/Dining Room

Dining Area

11'1" x 10'7" (3.40 x 3.23)

With chimney breast, radiator, double glazed window to rear with pleasant views over garden and open fields, open square archway leading to kitchen and open square archway leading back into lounge.

Kitchen Area

15'1" x 6'0" (4.61 x 1.84)

With one and a half sink unit with chrome mixer tap, wall and base units with solid oak worktops, built-in four ring gas hob with extractor hood over, built-in electric fan assisted oven, continuation of the oak worktops forming a useful breakfast bar area, tiled flooring, spotlights to ceiling, double glazed window to side with tiled sills, open square archway leading to dining area and open space leading into utility.

Utility

6'2" x 2'11" (1.89 x 0.89)

With solid oak worktop, plumbing for automatic washing machine, tiled flooring, radiator, double glazed window overlooking rear garden and open fields to rear and double glazed door giving access to private garden.

First Floor Landing

8'5" x 2'9" (2.57 x 0.86)

With double glazed window and access to roof space with some boards for storage.

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Bedroom One

10'11" x 10'8" (3.35 x 3.26)

With radiator, double glazed window to rear with pleasant open views and internal door.

Bedroom Two

11'3" x 10'7" (3.43 x 3.23)

With chimney breast, radiator, double glazed window to front and internal door.

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Bedroom Three

6'10" x 5'9" (2.09 x 1.76)

With radiator, double glazed window to front and internal door.

Family Bathroom

6'7" x 5'9" (2.01 x 1.76)

With bath with electric shower, pedestal wash handbasin, W.C. tiled splash-backs, heated chrome towel rail/radiator, extractor fan, double glazed window and internal door.

Front Garden

The property is set well back from the pavement edge behind a lawned fore-garden with privet hedge and driveway providing car standing spaces.

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Rear Garden

Being of a major asset and sale to this particular property is its lovely, levelled private warm westerly-facing rear garden. The garden enjoys a long, levelled lawn complemented by flower beds and shrubs either side and patio. Towards the bottom of the garden is further seating/patio. Two timber sheds providing storage.

Driveway

To the front of the property the driveway provides car standing spaces for three cars.

Council Tax Band B

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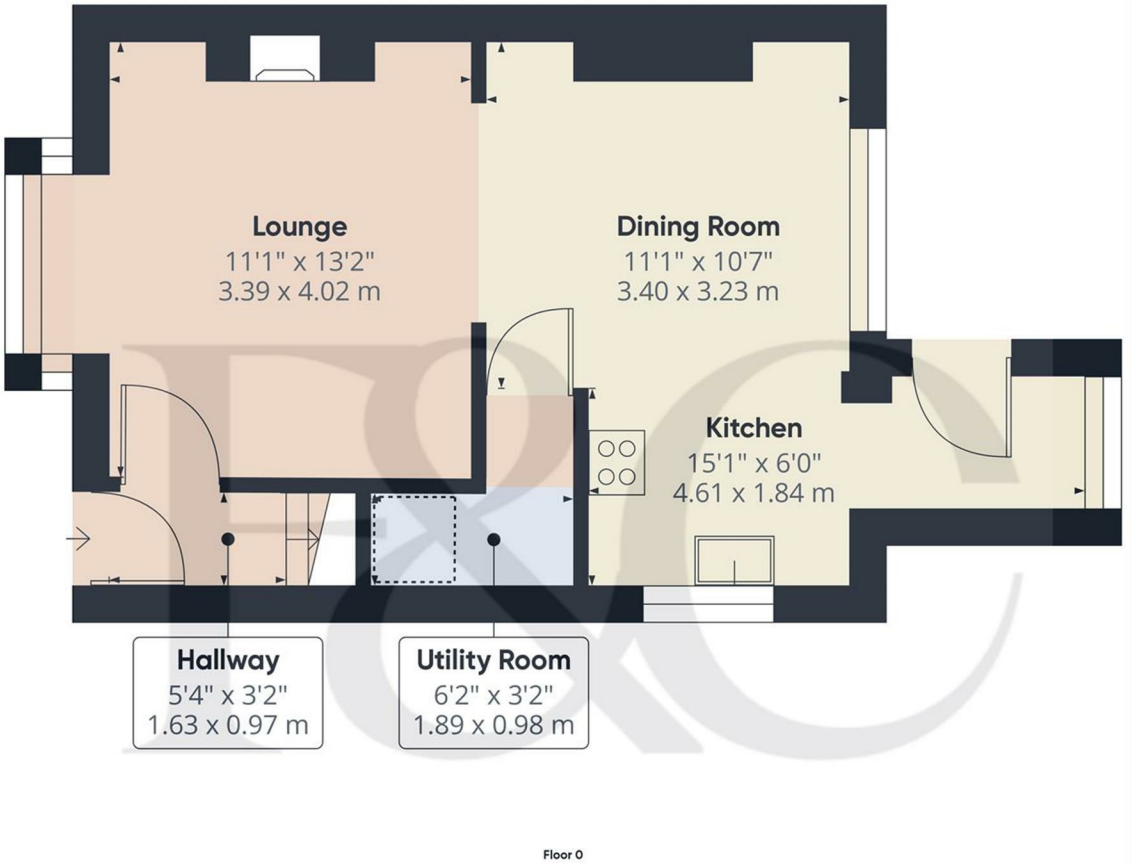

Approximate total area(1)
411.39 ft²
38.22 m²

Reduced headroom
7.85 ft²
0.73 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1

Approximate total area(1)
346.19 ft²
32.16 m²

(1) Excluding balconies and terraces

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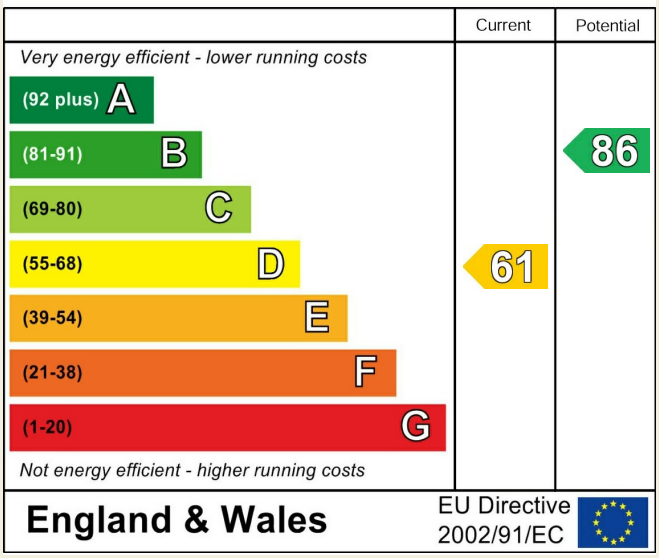
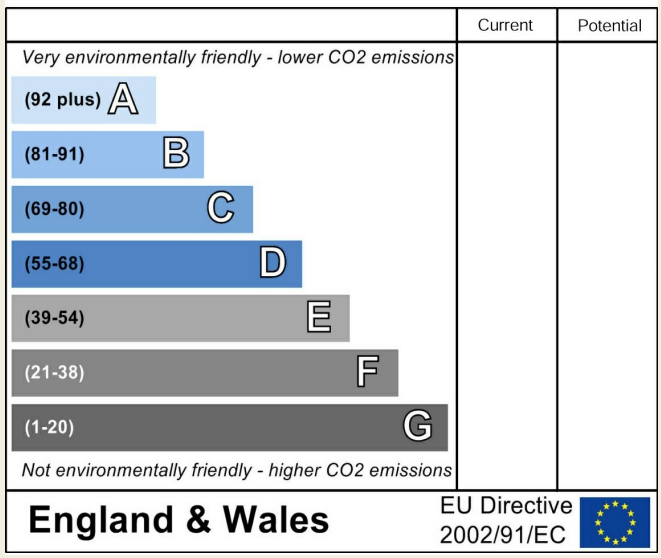
Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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