





3 Bed House - Semi-Detached

25 Barley Close, Little Eaton, Derby DE21 5DJ
Offers Around £365,000 Freehold

3 2 2 D

Fletcher & Company

www.fletcherandcompany.co.uk

- Highly Appealing Semi-Detached Family Home
- Ecclesbourne School Catchment Area
- Close to Little Eaton Amenities - Noted St Peter's Park
- Far-Reaching Views Across the Village
- Lounge with Log Burner
- Kitchen/Dining Room
- Utility Room
- Three Bedrooms - Family Bathroom & Family Shower Room
- Generous Sized Gardens with Views
- Special Elevated & Prominent Position - Set Back from the Pavement Edge

ECCLESBOURNE SCHOOL CATCHMENT AREA - Extended 1930's built three bedroom semi-detached property with large rear garden and far-reaching views. The property is conveniently located within walking distance of the village amenities including Primary School and St Peters Park.

The accommodation has gas central heating system, UPVC double glazing and in brief comprises: entrance porch, entrance hallway, lounge with with log burner, well appointed dining kitchen, utility room/study and a shower room/wc. The first floor landing leads to three bedrooms and a three piece family bathroom.

Outside, the property stands in an elevated position with gardens to the front with stone wall and privet hedge, offering a good degree of privacy. There is a generous rear garden laid to lawn with patios enjoys far reaching views to the rear..

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

Entrance Hall

10'4" x 3'10" (3.16 x 1.19)

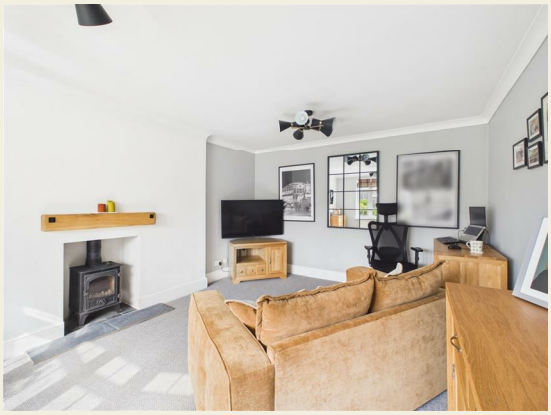
With double glazed entrance door, wood effect flooring, radiator, deep skirting boards and architraves, high ceiling, double glazed window to front and staircase leading to first floor.

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.

Lounge

17'2" x 11'5" (5.25 x 3.49)

With log burning stove and raised tile hearth, deep skirting boards and architraves, high ceiling, coving to ceiling, radiator, double glazed bow window with deep window sill to front and internal panelled door.





Kitchen/Dining Room

18'6" x 9'8" (5.64 x 2.96)



Dining Area

With deep skirting boards and architraves, high ceiling, radiator, understairs storage cupboard, double glazed bi folding doors opening onto garden and open space leading to kitchen area.



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.

Kitchen Area

With single sink unit with mixer tap, a range of base units with wood effect worktops, built-in induction hob with extractor hood over, built-in microwave, built-in electric fan assisted oven, integrated dishwasher, integrated fridge, integrated freezer, wood effect flooring, deep skirting boards and architraves, high ceiling, spotlights to ceiling, open square archway leading to dining area and double glazed window to front.



Utility Room

9'8" x 8'3" (2.97 x 2.52)

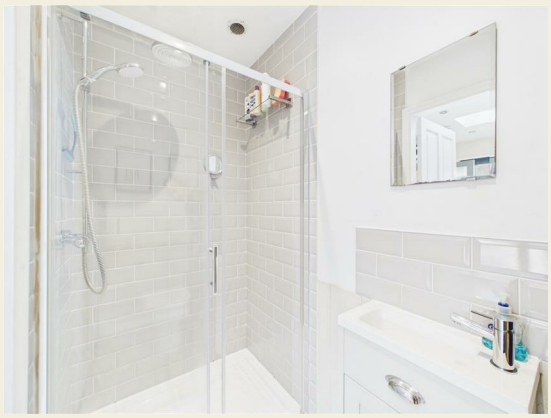
With single stainless steel sink unit with mixer tap, integrated washing machine, storage cupboards, fitted worktops, two double glazed Velux style windows to rear, double glazed French doors opening on to raised decked area and garden, double glazed window to rear, column style radiator and internal half glazed door giving access to kitchen/dining room.



Shower Room

7'4" x 3'7" (2.26 x 1.11)

With separate shower cubicle with shower, fitted wash basin with fitted base cupboard underneath, low level WC, tile splashbacks, wood effect flooring, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator and internal panelled door.



First Floor Landing

9'8" x 7'11" (2.96 x 2.42)

With deep skirting boards and architraves, high ceiling, radiator, double glazed window overlooking rear garden, fitted base cupboards for storage and access to roof space.

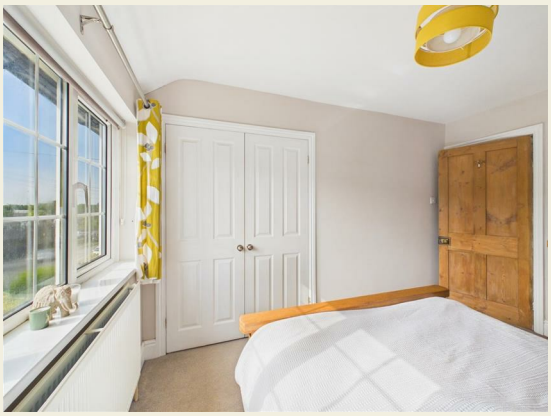
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this 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.

Bedroom One

12'0" x 10'0" (3.66 x 3.06)

With built-in double wardrobe, deep skirting boards and architraves, high ceiling, period style display fireplace, far-reaching views to front, radiator, double glazed window to front and internal stripped panelled door.





Bedroom Two

12'0" x 8'9" (3.66 x 2.68)

With chimney breast with period style display fireplace, deep skirting boards and architraves, high ceiling, far-reaching views to front, built-in storage cupboard with stripped doors, radiator, double glazed window to front and internal stripped panelled door.



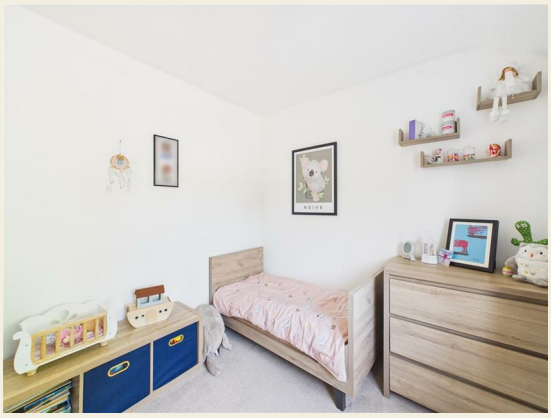


These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this 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.

Bedroom Three

8'6" x 7'11" (2.60 x 2.43)

With deep skirting boards and architraves, high ceiling, radiator, double glazed window to rear and internal stripped panelled door.





Family Bathroom

6'7" x 6'4" (2.01 x 1.94)

With bath with chrome fittings with electric shower over with shower screen door, pedestal wash handbasin, low level WC, tile splashbacks, tiled effect flooring, deep skirting boards and architraves, high ceiling, extractor fan, heated chrome towel rail/radiator, two double glazed windows to rear with fitted blinds and internal stripped panelled door.





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.

Roof Space

Accessed via a loft ladder, boards for storage and insulated.

Front Garden

The property stands in a slightly elevated and prominent position with views towards Little Eaton to the front. The garden is laid to lawn with Indian stone pathway leading to the entrance door, private hedgerow and natural stone walling.

Rear Garden

Being of a major asset to the sale of this particular property is its superb, generous sized garden on several levels enjoying a sizeable Indian stone patio/terrace area providing a pleasant sitting out and entertaining area complemented by lawn areas for children together with far-reaching views across Little Eaton and beyond.

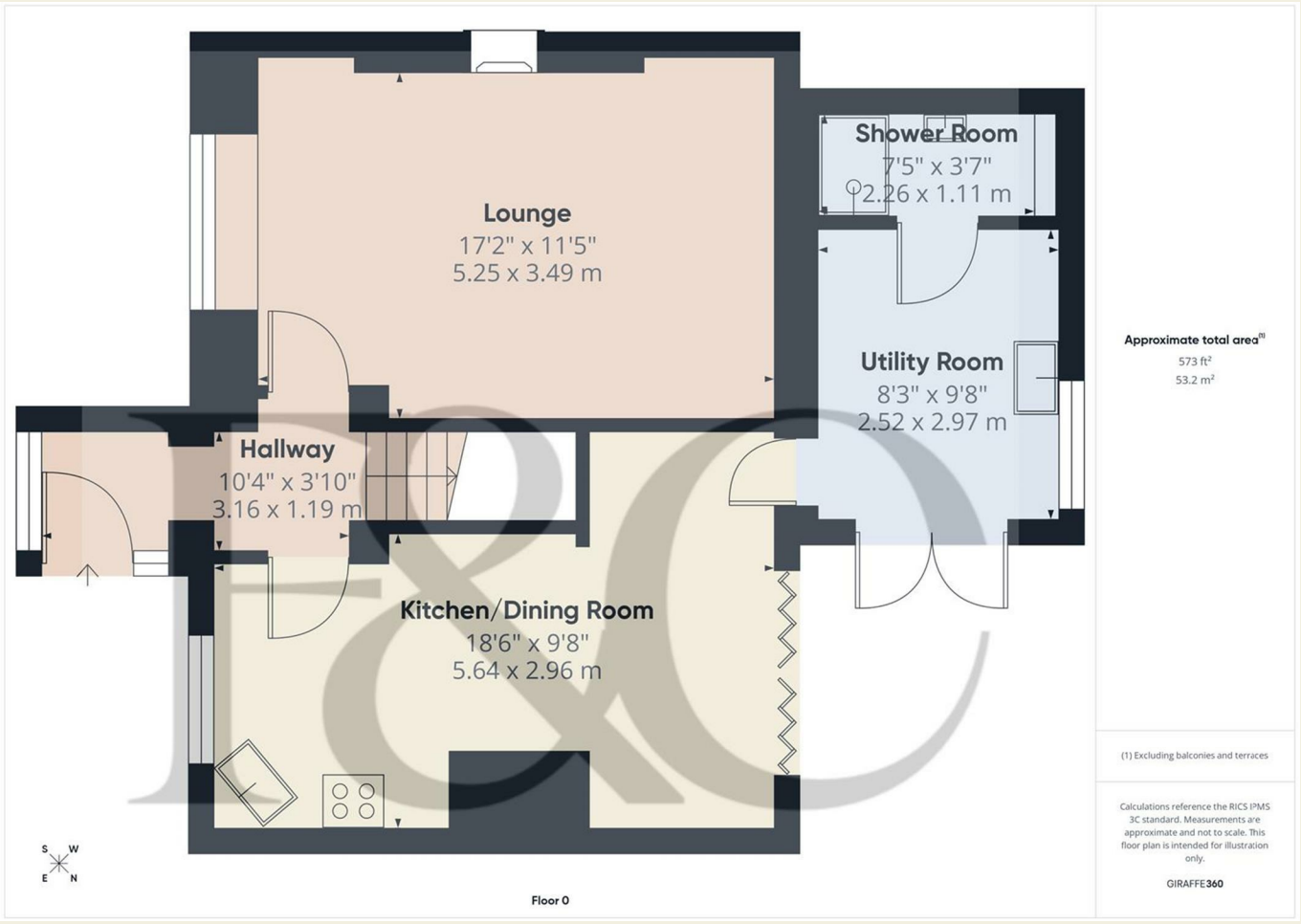




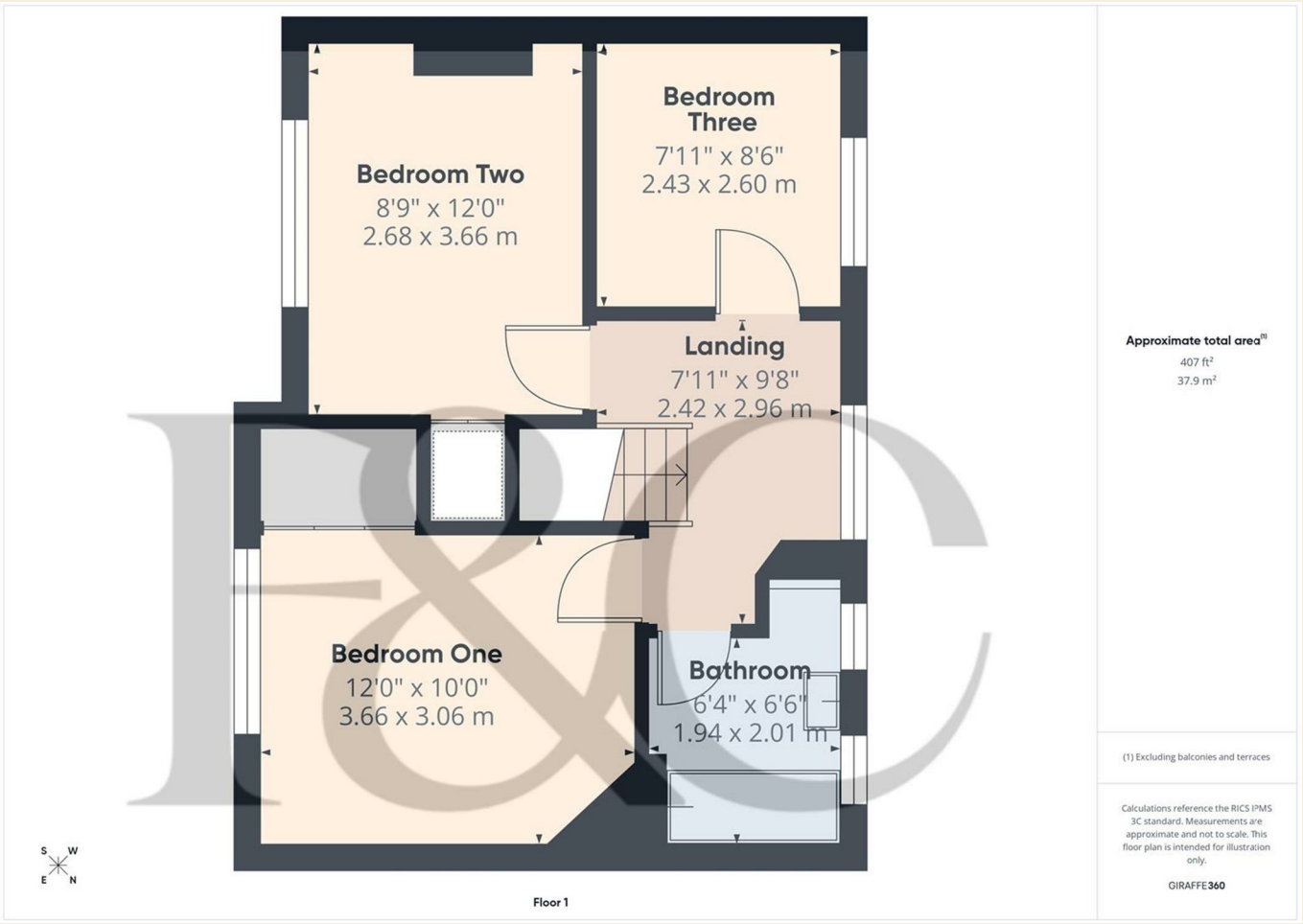


Council Tax Band B

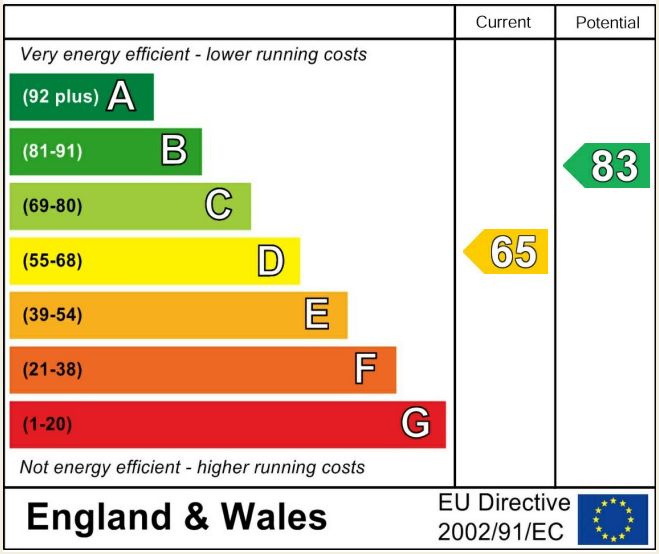
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this 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.



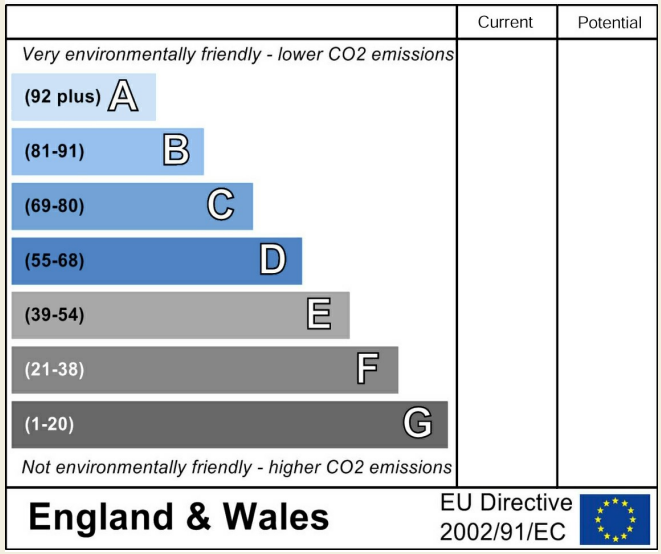
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this 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.