



5 Bed House - Detached

21 Westley Crescent, Little Eaton, Derby DE21 5AL
Offers Over £399,950 Freehold



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**Fletcher
& Company**

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- Highly Appealing Family Detached Home
- Ecclesbourne School Catchment Area
- Pleasant Cul-de-Sac Location – Close to Little Eaton Amenities & School Bus Stop
- Spacious Lounge
- Fitted Kitchen & Dining/Family Room
- Home Office/Studio
- Four/Five Bedrooms & Two Bathrooms
- Pleasant Gardens
- Block Paved Driveway & Garage
- Utility Room & Cloakroom

ECCLESBOURNE SCHOOL CATCHMENT AREA – Spacious four/five bedroom family detached property, occupying this sought after cul-de-sac, located on the edge of the very popular village of Little Eaton.

The Location

Little Eaton is a convenient and sought after village location situated approximately 5 miles north of Derby City centre and offers a good range of local amenities to include Co-Op Store, newsagent, butcher, chemist, public houses, historic church and regular bus services. Little Eaton is well known for its Village Primary School and is within the noted Ecclesbourne Secondary School catchment area.

Local recreational facilities are on St Peter's Park to include football, cricket, tennis courts, green bowls, children's playground and leisure pavilion. For those who enjoy the outdoor pursuits the nearby Drum Hill and Bluebell Woods provide some delightful scenery and walks.

Transport links close by include easy access on to the A6, A38, A50 leading to the M1 motorway.

Accommodation

Ground Floor

Entrance Hall

10'0" x 8'11" (3.06 x 2.74)

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



Cloakroom

6'0" x 3'1" (1.85 x 0.94)

With low level WC, wash basin, concealed central heating boiler, radiator and double glazed window.

Lounge

18'9" x 11'10" (5.74 x 3.63)

With wall mounted electric fire, radiator and double glazed window.



Dining/Family Room

10'11" x 9'3" (3.35 x 2.83)

With radiator, two double glazed windows, open square archway leading into kitchen and double glazed door with access to garden.



Kitchen

13'1" x 11'10" (3.99 x 3.62)

With inset single sink unit with Quooker tap, wall and base units with matching worktops, built-in induction hob with concealed extractor hood, built-in electric fan assisted oven, integrated fridge/freezer, plumbing for dishwasher, tiled effect flooring, radiator, spotlights to ceiling, matching fitted island again with matching worktops and with fitted base cupboards underneath and double glazed window overlooking rear garden.



Utility

11'6" x 4'8" (3.51 x 1.43)

With tiled effect flooring, plumbing for automatic washing machine and double glazed front access door.

Home Office/Studio

16'0" x 7'6" (4.89 x 2.31)

With radiator, tiled effect floor and double glazed door giving access to garden.



Bedroom One

12'1" x 9'10" (3.70 x 3.00)

With radiator, double glazed window to front and built-in storage cupboard.



En-Suite Bathroom

8'4" x 5'6" (2.55 x 1.69)

With corner spa bath with shower over with shower screen door, fitted wash basin, low level WC, tiled splashbacks, heated chrome towel rail/radiator, extractor fan and internal panelled door.



First Floor Landing/Study Area

16'8" x 9'6" (5.09 x 2.92)

With two double glazed windows and built-in storage cupboard.



Bedroom Two

11'10" x 10'3" (3.61 x 3.13)

With built-in wardrobes with cupboards above, built-in chest of drawers, radiator, double glazed window to rear and internal panelled door.



Bedroom Three

9'2" x 8'2" (2.81 x 2.49)

With built-in wardrobes with cupboards above, radiator, double glazed window to rear, double glazed window to front, far-reaching views and internal panelled door.



Family Bathroom/Shower Room

8'11" x 6'5" (2.74 x 1.96)

With double shower cubicle with shower, fitted wash basin, low level WC, tile splashbacks, tiled effect flooring, heated towel rail/radiator, extractor fan, double glazed window to rear and internal panelled door.



First Floor Landing

11'11" x 5'8" x 3'8" x 2'6" (3.64 x 1.73 x 1.13 x 0.77)

With three built-in storage cupboards providing good storage.



Bedroom Four

12'0" x 13'2" (3.67 x 4.02)

With radiator, double glazed window to rear and internal panelled door.



Bedroom Five

10'11" x 9'4" (3.35 x 2.86)

With radiator, double glazed window to rear and internal panelled door.



Front Garden

The property is laid to lawn with shrubs, slate chippings and patio area.

Side Garden

The garden is laid to lawn with pathway leading to the entrance door and side pathway.



Rear Garden

The garden is laid to lawn with paved pathway and patio.

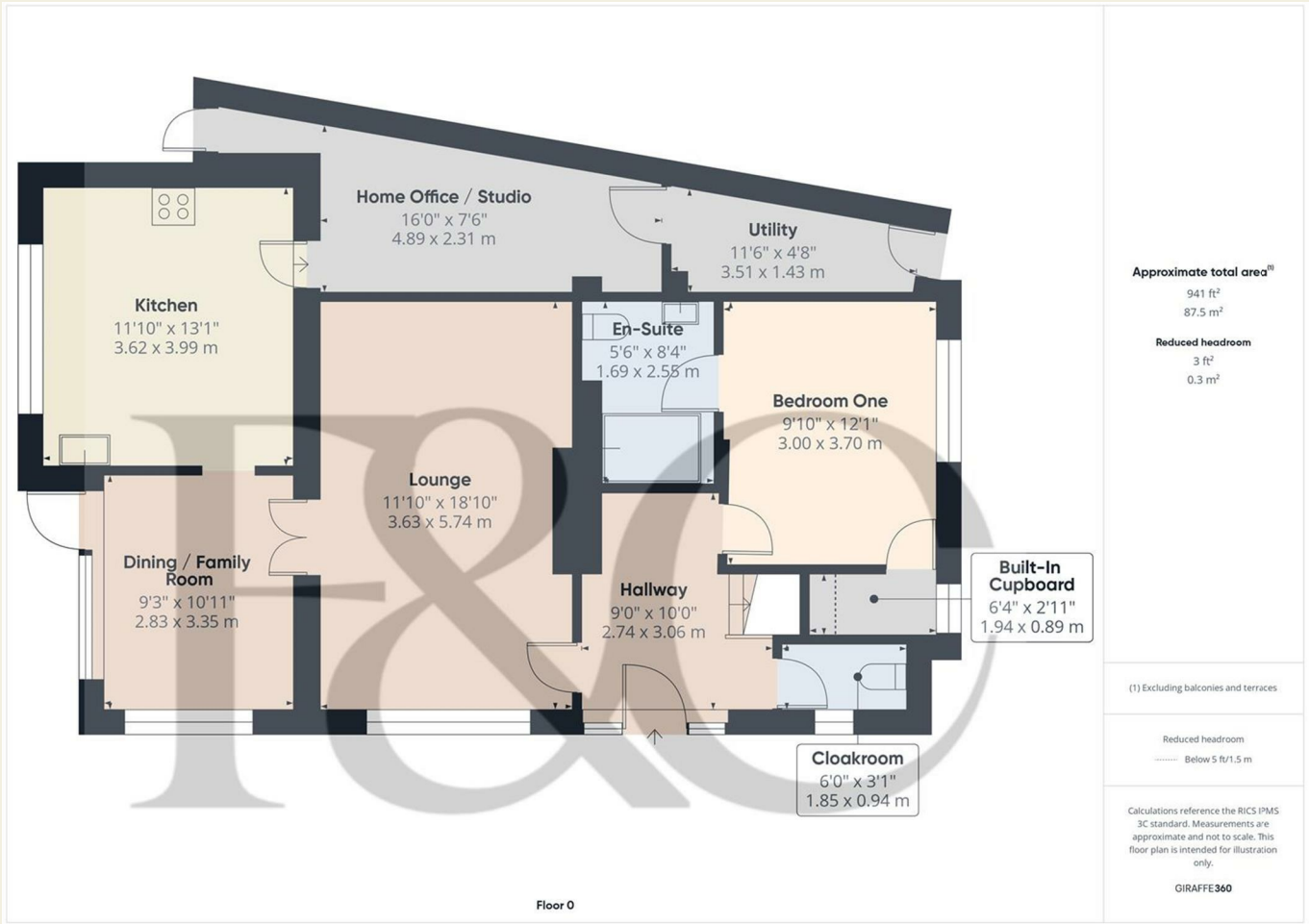


Driveway
A block paved driveway provides car standing spaces.

Brick Detached Garage




Council Tax - E
Erewash




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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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