



2 Bed House - Detached

40A Barley Close
Little Eaton
Derby
DE21 5DJ

£925 Per Calendar Month

Fletcher
& Company

40A Barley Close Derby DE21 5DJ



- A Split Level Detached Home
- A Decievingly Spacious Two Bedroom Property
- Available Immediately & Long Term
- Lovely Views To The Rear
- Driveway Parking For Two Vehicles
- Spacious Kitchen Diner With Appliances
- Large Spacious & Light Living
- Re-Decorated With Newly Carpets
- Side & Rear Gardens
- Ecclesbourne School Catchment

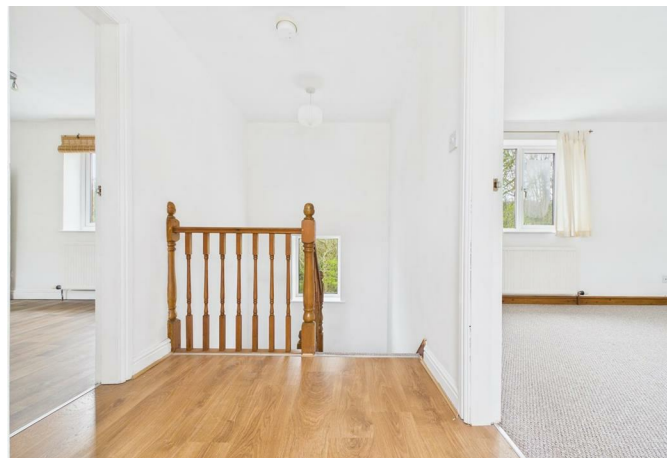
Available immediately, this well presented two bedroom detached split level home is set within the highly sought after village of Little Eaton and offers spacious, well maintained accommodation throughout, enhanced by new décor and newly fitted carpets.

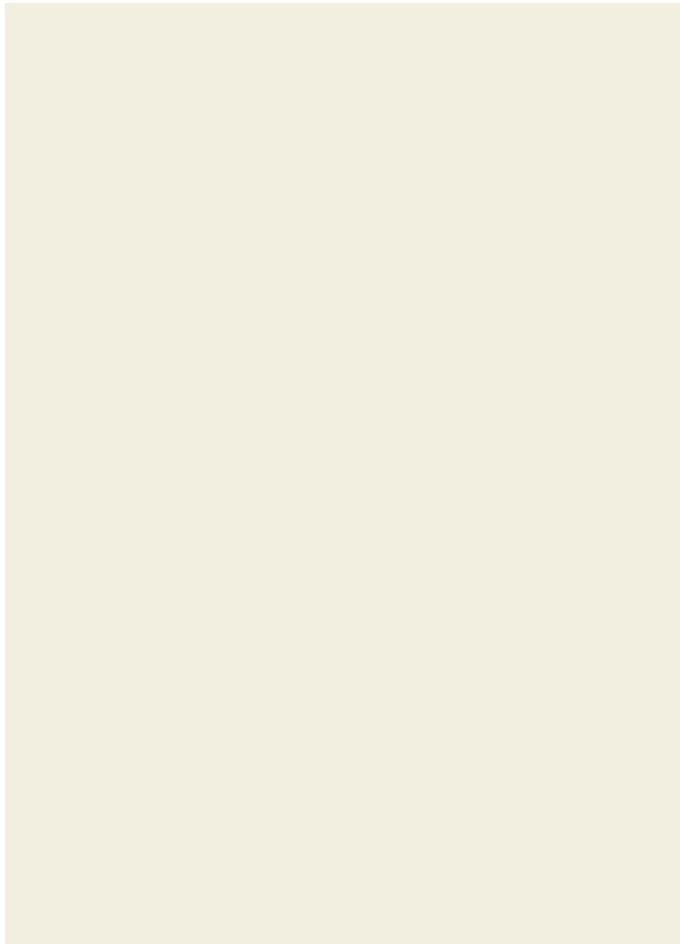
The property briefly comprises an entrance hallway with laminate flooring, a ground floor WC, a spacious lounge with feature fireplace and gas fire, and a generously proportioned dining kitchen fitted with a range of cream wall, base and drawer units, tiled splashback, stainless steel sink and drainer, vinyl flooring, integrated electric oven, hob and extractor, together with a freestanding fridge freezer, washing machine and tumble dryer (there is a space a fittings for a dishwasher)

There are two genuine double bedrooms, with the principal bedroom benefiting from a triple wardrobe and a pleasant rear aspect, whilst the second bedroom enjoys French doors opening onto the rear garden and also includes a double wardrobe. The bathroom is fully tiled and fitted with a three piece white suite with shower over the bath. There is also a useful under stairs storage cupboard, further complimenting the storage on offer.

Outside, the property benefits from driveway parking for two vehicles, a neat private upper garden laid to lawn with seating area, and a private rear gravel courtyard with shed, enjoying an attractive outlook over former railway land.

Little Eaton remains one of Derby's most desirable village locations, offering a charming blend of countryside surroundings and everyday convenience. The village is well regarded for its strong community feel, local amenities, reputable schooling and excellent road links, with swift access into Derby city centre, Belper and the wider road network.

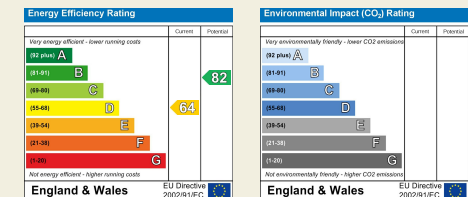




Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

T: 01332 843390

E: duffield@fletcherandcompany.co.uk
www.fletcherandcompany.co.uk



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Approximate total area^m
739 ft²
68.7 m²

Reduced headroom
11 ft²
1.1 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.

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