



3 Bed House - Semi-Detached

113 Barley Close, Little Eaton, Derby DE21 5EE

Price £270,000 Freehold

3 2 1 D

Fletcher
& Company

www.fletcherandcompany.co.uk

- Highly Appealing Semi-Detached Property
- Ecclesbourne School Catchment Area
- Potential to Extend (Subject to Planning Permission)
- Gas Central Heating & Double Glazing
- Lounge & Kitchen/Dining Room
- Three Bedrooms & Family Bathroom
- Generous Garden - Gardens to the Front, Side & Rear
- Driveway & Carport
- No Chain Involved
- Ideal for First Time Buyer or Young Couple

ECCLESBOURNE SCHOOL CATCHMENT AREA - This highly appealing three bedroom semi-detached house presents an excellent opportunity for first-time buyers or young couples, there is also potential to extend the property, subject to planning permission.

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 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

Entrance Hall

12'1" x 3'6" (3.70 x 1.08)

With wood effect flooring, radiator, split-level staircase leading to first floor, built-in storage cupboard and entrance door.



Cloakroom

4'8" x 4'6" (1.44 x 1.38)

With low level WC, wash basin with fitted base cupboard underneath, wood effect flooring, radiator and double glazed window.

Lounge

13'1" x 10'8" (3.99 x 3.26)

With radiator and double glazed window to front.



Kitchen/Dining Room

19'5" x 9'8" (5.94 x 2.96)



Dining Area

With wood effect flooring, radiator, spotlights to ceiling and double glazed sliding patio door opening onto garden.



Kitchen Area

With single stainless steel sink unit with mixer tap, wall and base units, fitted worktops, built-in four ring electric hob with extractor hood over, built-in electric fan assisted oven, fridge freezer, washing machine, dishwasher, wood effect flooring, double glazed window to rear and double glazed door giving access to garden.



First Floor Landing

8'7" x 2'7" (2.63 x 0.81)

With radiator, built-in cupboard providing storage and housing the central heating boiler and access to roof space.

Bedroom One

12'3" x 10'8" (3.74 x 3.27)

With radiator and double glazed window to rear.



Bedroom Two

10'9" x 10'8" (3.29 x 3.26)

With radiator and double glazed window to rear.



Bedroom Three

10'9" x 8'4" (3.28 x 2.55)

With radiator and double glazed window to front.



Bathroom

8'4" x 4'7" (2.56 x 1.42)

With bath with chrome shower over with shower screen door, fitted wash basin with fitted base cupboard underneath, low level WC, heated chrome towel rail/radiator and double glazed window to front.



Front Garden

The property is set back from the pavement edge behind a well-stocked fore-garden and a pathway leading to the entrance door.



Side Garden

To the side of the property there is an artificial lawn garden enclosed by fencing with plum slate chippings.



Rear Garden

To the rear of the property is a landscaped garden with raised patio/terrace area and decked area with pergola over.

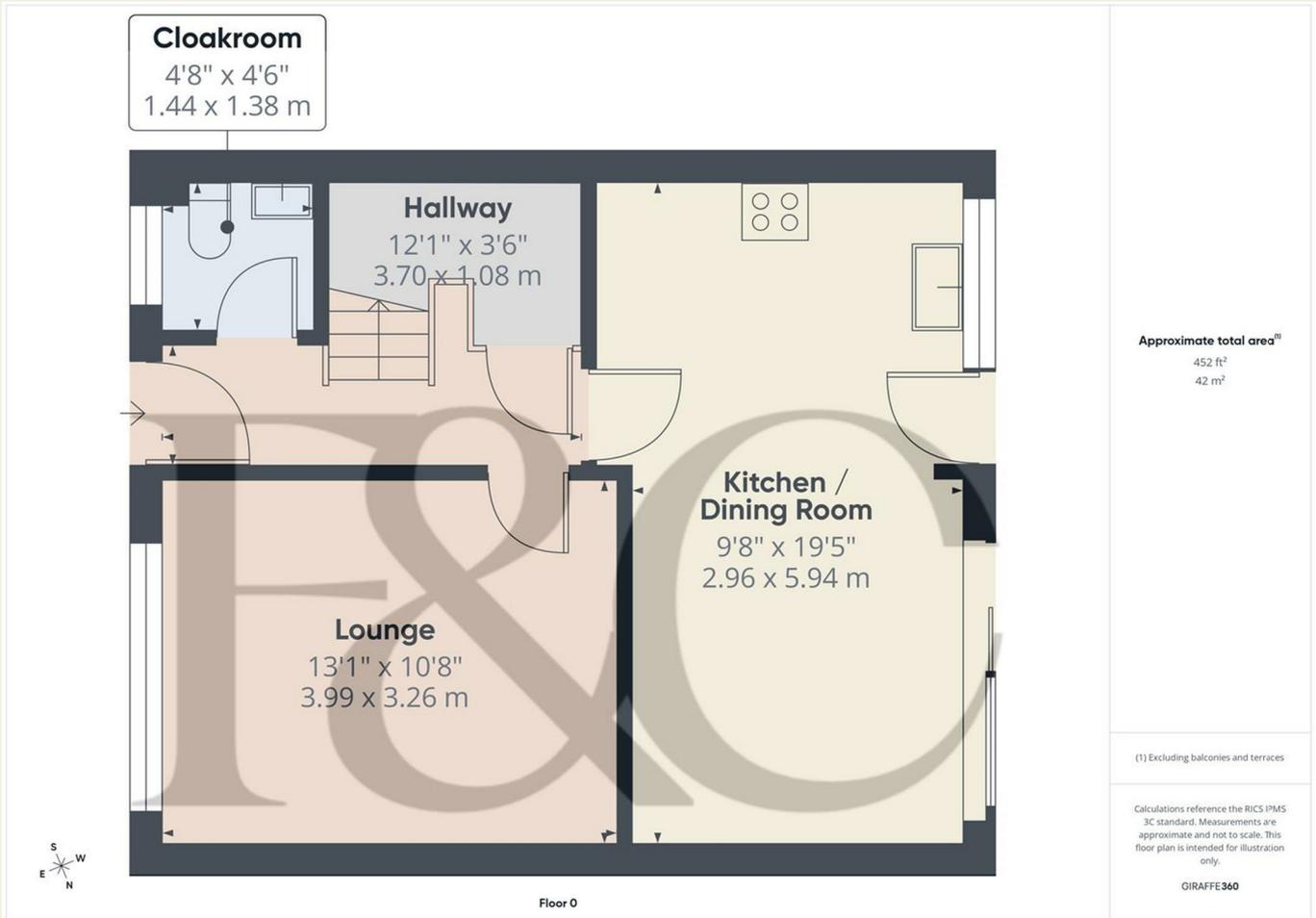


Driveway

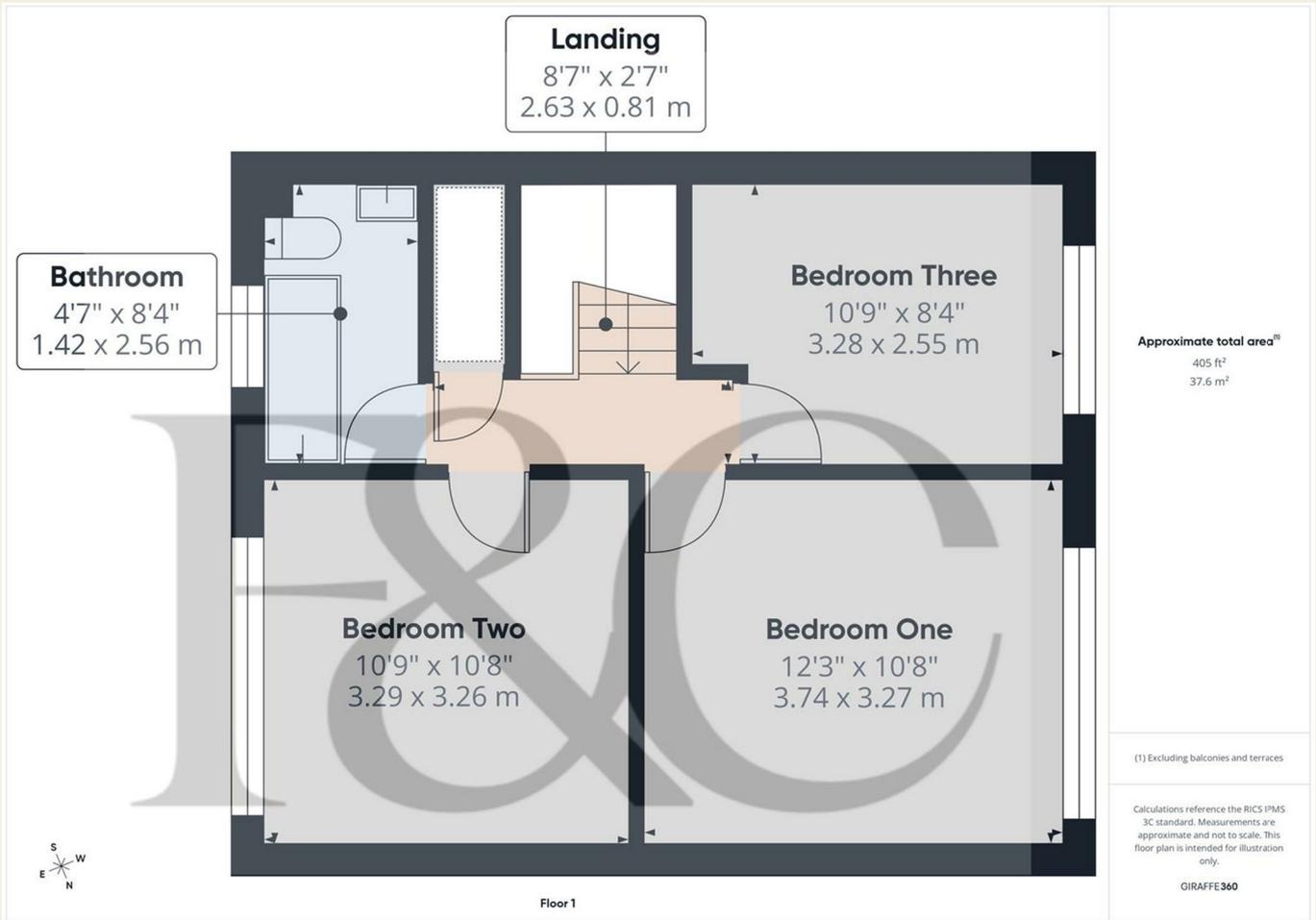
A tarmac driveway provides car standing spaces for two cars.

Carport

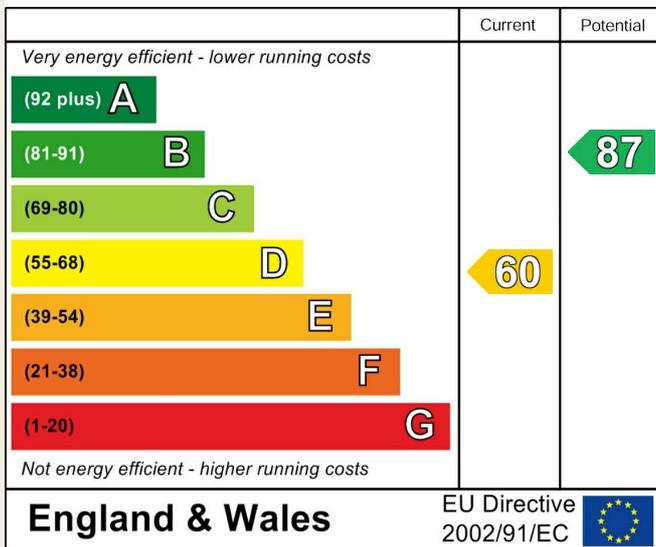
Council Tax Band -B
Erewash



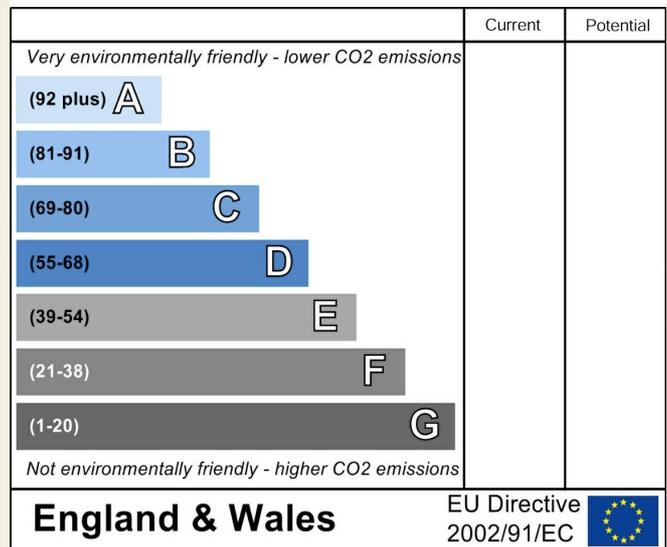
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this 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 (CO₂) 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.