



4 Bed House - Detached

Morley Lodge Morley Lane, Little Eaton, Derby DE21 5AH
Offers Over £900,000 Freehold



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Fletcher
& Company

www.fletcherandcompany.co.uk

- Charming 1920's Built Detached Residence with Potential Set in approx. 2.38 acres
- Ecclesbourne School Catchment Area
- Potential to Extend and Improve (subject to planning permission)
- Set Well Back Morley Lane - Special Elevated Position - South Westerly Aspect
- Lounge, Study, Garden Room, Dining Room, Kitchen/Dining Room
- Basement with Potential
- Four Bedrooms with En-suite, Shower Room & Family Bathroom
- Large Private Garden Plot - Approx. 2.38 acres
- Greenhouse/Shed, Store, Stables, Additional Greenhouse, Garden Pod
- Generous Driveway & Double Garage

ECCLESBOURNE SCHOOL CATCHMENT AREA - This 1920s built detached residence on Morley Lane offers a unique opportunity for those seeking a family home with potential for further development.

The property is set within approximately 2.38 acres, providing a serene and private environment.

The house is positioned well back from the road, while its elevated location boasts a delightful south-westerly aspect. This special setting not only enhances the property's appeal but also offers pleasant views of the surrounding countryside.

With the potential to extend and improve the existing structure, subject to planning permission, this residence presents an exciting opportunity for buyers looking to personalise their home to suit their needs.

Offered with no chain involved, allowing for a smooth and efficient purchase process. This delightful home is perfect for families or individuals seeking a blend of character, space, and the potential to create their dream living environment in a sought-after location.

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

Ground Floor

Entrance Hall

11'8" x 6'5" (3.58 x 1.96)

With entrance door, character beams, wood flooring and three double glazed gothic shaped windows to front.

Lounge

21'0" x 15'7" (6.42 x 4.77)

With characterful, inglenook style fireplace with small stained glass window, exposed stonework incorporating a log burning stove and cobbled hearth, character beams to ceiling, two radiators, internal window, rear double glazed window, double glazed side bay window and internal glazed door.



Study

11'10" x 10'9" (3.63 x 3.30)

With characterful display period style range cooker, radiator, decorative beams to ceiling, double glazed window to rear and internal glazed door.



Garden Room

18'5" x 6'8" (5.63 x 2.04)

With oak flooring, radiator, decorative beams to ceiling, two double glazed windows, additional gothic style double glazed window and wall lights.



Dining Room

17'3" x 14'4" (5.27 x 4.37)

With oak flooring, decorative beams to ceiling, exposed brick chimney breast incorporating fireplace, radiator and double glazed window to front.



Kitchen/Dining Room

16'7" x 15'11" (5.07 x 4.87)

Fitted units in solid oak with single sink unit with mixer tap, wall and base fitted units with matching worktops, built-in induction hob with extractor hood over, built-in electric fan assisted oven, integrated dishwasher, tile flooring, decorative beams to ceiling, integrated fridge/freezer, additional integrated fridge, three double glazed windows, radiator and internal glazed door.



Side Entrance

6'5" x 3'6" (1.96 x 1.07)

With tile flooring, stable door giving access to side and internal door giving access to lower level.

Utility Room

6'1" x 4'9" (1.86 x 1.47)

With tile floor and plumbing for automatic washing machine.

Cloakroom

5'4" x 2'11" (1.65 x 0.90)

With low level WC, tile floor and double glazed window.

Store

10'6" x 9'10" (3.22 x 3.00)

With power and lighting.

Basement

31'7" x 16'10" x 7'2" x 2'6" (9.64 x 5.14 x 2.19 x 0.78)

With concrete floor, power, lighting, double glazed windows, arched double opening doors to garden, central heating boiler and offering potential for games room, annex, home office etc.

Inner Lobby

4'1" x 4'1" (1.27 x 1.25)

With staircase leading to first floor with decorative beams to ceiling.

First Floor Landing

28'6" x 11'4" x 3'0" x 2'7" (8.69 x 3.46 x 0.92 x 0.81)

With decorative beams to ceiling, corner seat with storage, built-in cupboard housing the hot water cylinder and double glazed window to side.

Bedroom One

13'3" x 11'10" (4.04 x 3.61)

With decorative beams to ceiling, radiator and double glazed window to side.



Walk-In Wardrobes

12'0" x 6'0" (3.66 x 1.85)

Providing storage with clothes rails, light and two doors.

Bedroom Two

11'10" x 10'9" (3.61 x 3.28)

With radiator, decorative beams to ceiling and double glazed window to rear.



Bedroom Three

12'4" x 7'2" (3.76 x 2.19)

With radiator, decorative beams to ceiling and double glazed window to front.



Bedroom Four

10'5" x 5'4" (3.18 x 1.65)

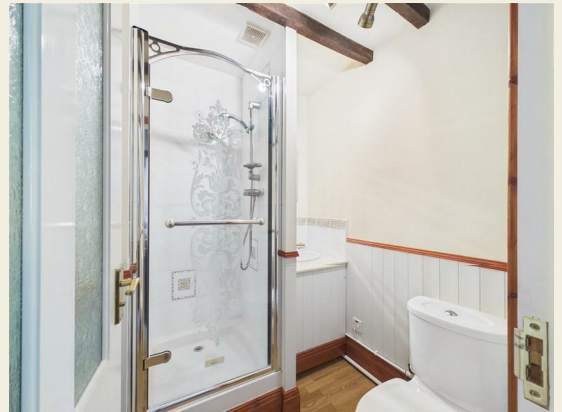
With radiator, decorative beams, double glazed window to rear and half glazed door giving access to en-suite.



En-Suite

5'10" x 5'3" (1.80 x 1.62)

With WC, wash basin, separate shower cubicle with shower, extractor fan and decorative beams to ceiling.



Family Bathroom

10'7" x 9'11" (3.24 x 3.04)

With roll edge top bath with claw feet and including mixer tap/hand shower attachment, twin wash basins both having fitted storage underneath, bidet, low level WC, two radiators, display alcove archways, built-in cupboard housing two hot water cylinders and two double glazed windows.



Shower Room

9'4" x 3'0" (2.86 x 0.92)

With separate shower cubicle with shower, pedestal wash handbasin, tile splashbacks, radiator, wall mounted electric heater, double glazed window to side and sliding door.

Separate WC

4'11" x 4'11" (1.51 x 1.51)

With low level WC, wash basin, fitted base cupboard, decorative beams, radiator and double glazed window.

Garden Plot - Approx. 2.38 acres

The property enjoys a large garden plot split into two areas. The formal gardens are laid to lawn, mature trees, raised sunny terrace, and ornamental wildlife pond in the region of 1.43 acres and adjoining garden/land with grass and trees in the region of 0.93 acres.



Greenhouse/Shed

16'5" x 4'8" (5.00m x 1.42m)

With concrete base, power, lighting, double glazed window and double glazed door.



Stable One

9'2" x 7'6" (2.79m x 2.29m)



Stable Two

7'6" x 6'0" (2.29m x 1.83m)

Greenhouse

20'4" x 5'3" (6.20m x 1.60m)

Garden Pod

Great for social events.



Driveway

A generous driveway provides several car standing spaces



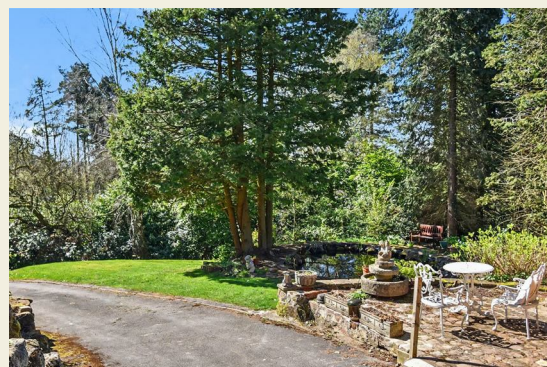
Double Garage

20'0" x 16'2" (6.10m x 4.93m)

With concrete base, electric roll up door, side personnel door, power and lighting.



Council Tax Band G



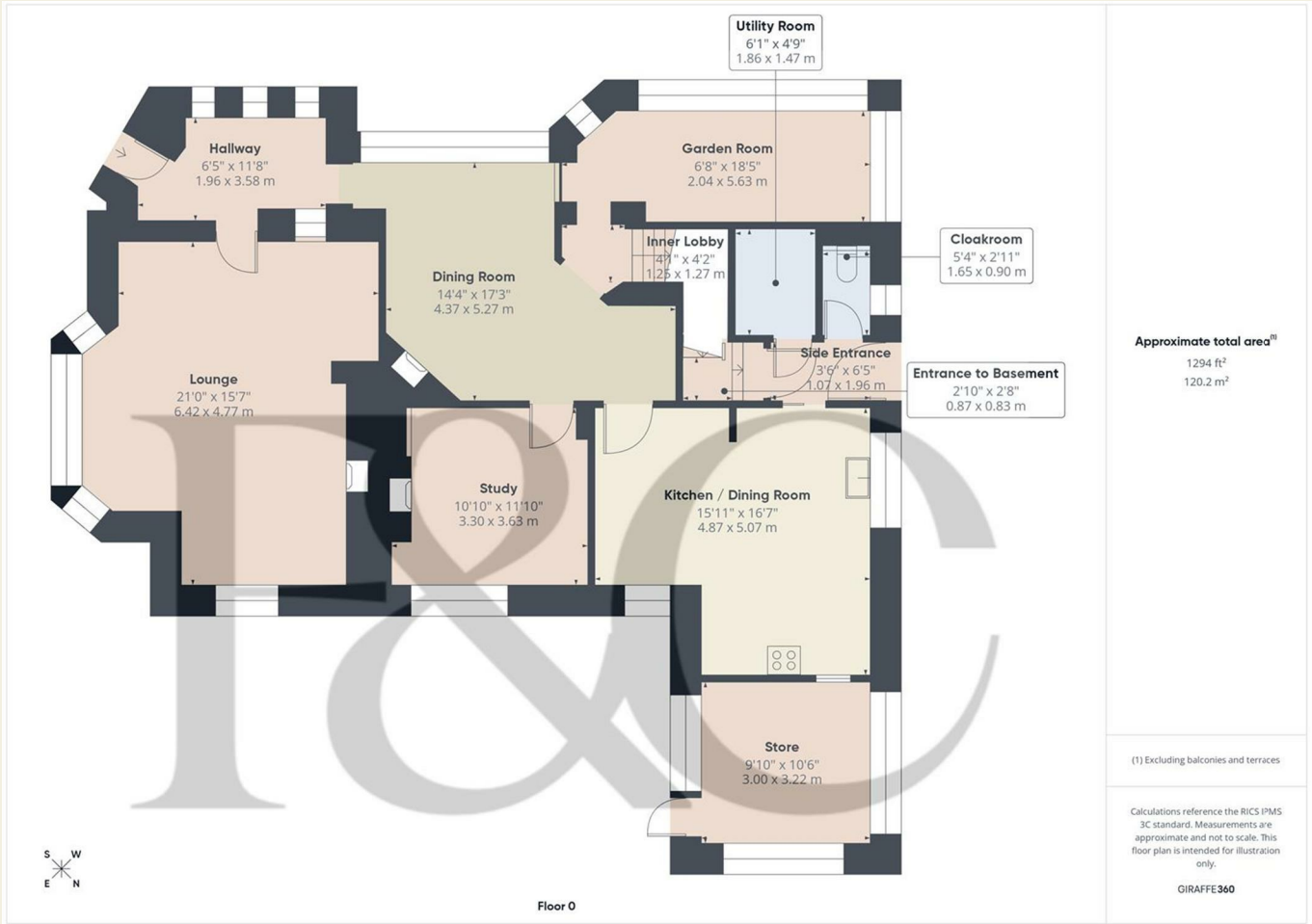
MORLEY LODGE – DIRECTIONS

Please note that Morley Lodge can be difficult to locate, as it is not signposted from the road.

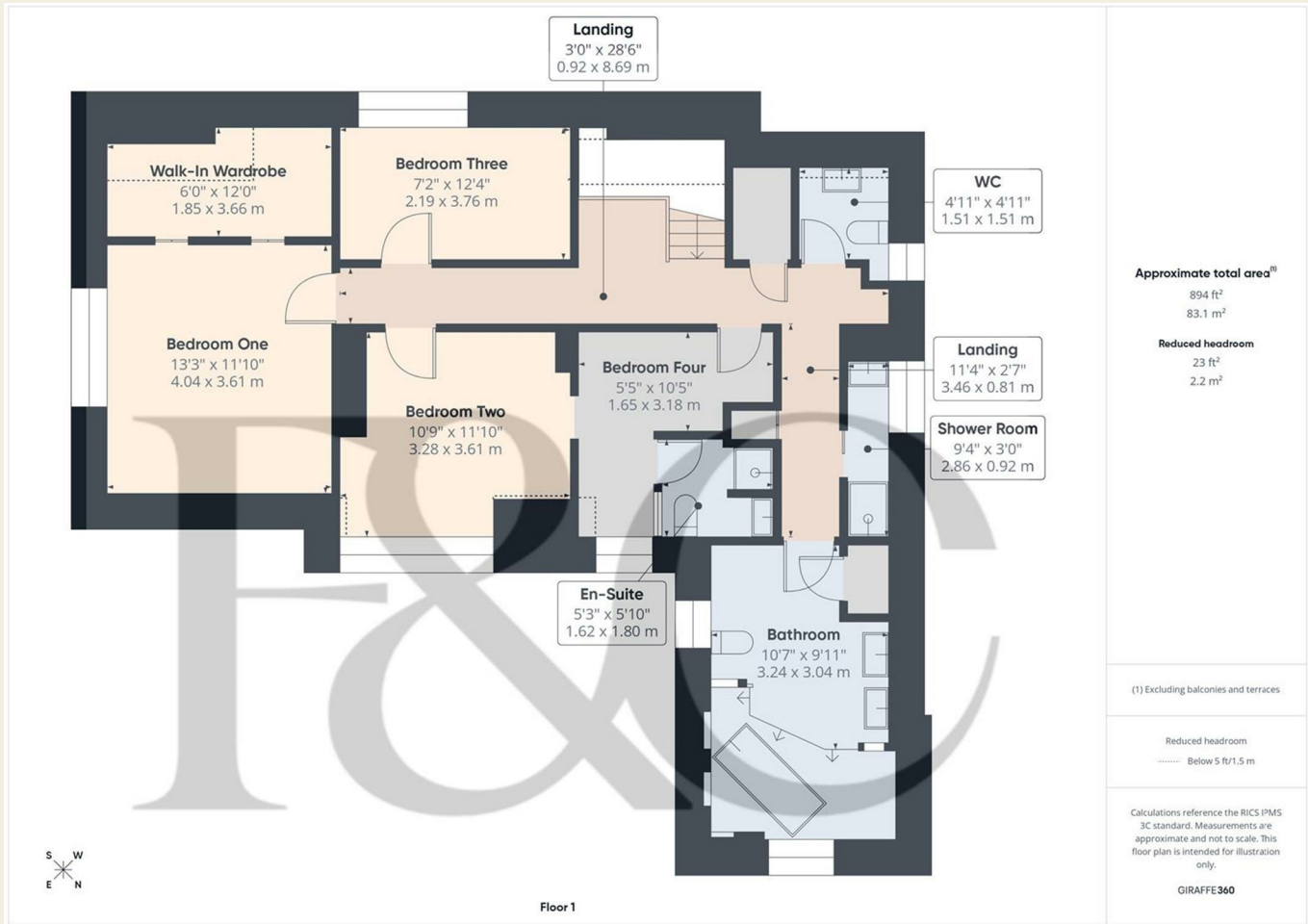
From Little Eaton village, turn onto Morley Lane, which is easily identifiable. Proceed up the initial steep section of the lane for approximately 100 metres. As the road begins to level out, you will see the second property on the left, named Glenwood.

Glenwood sits at the entrance to a long private driveway serving several properties. Turn into this driveway and continue to the top, where you should turn right by the white garage—this will lead you to Morley Lodge.

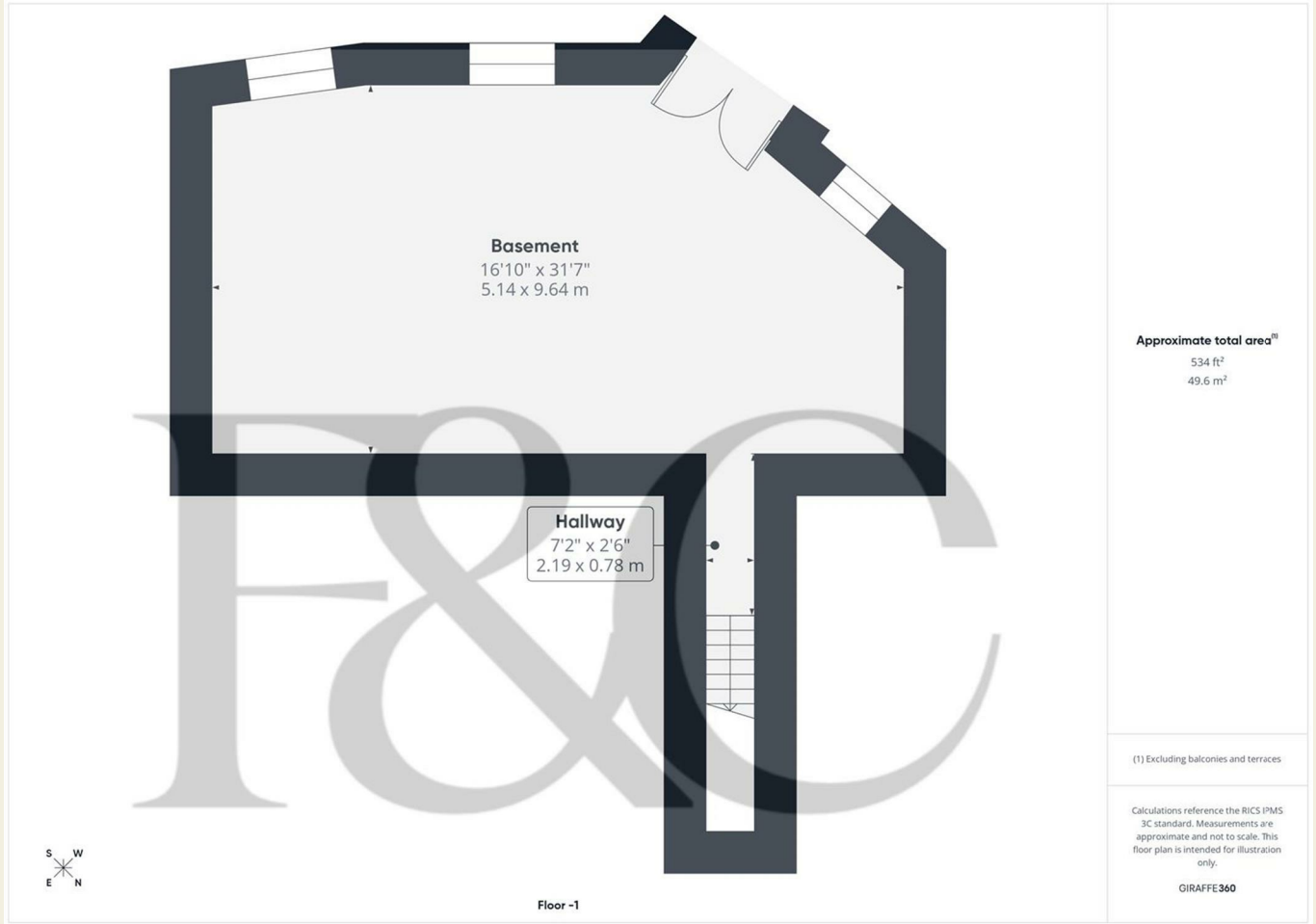
Please be aware that satellite navigation systems, including Google Maps, may direct you further up Morley Lane. If you reach the bridge, you have gone too far and will need to turn back.



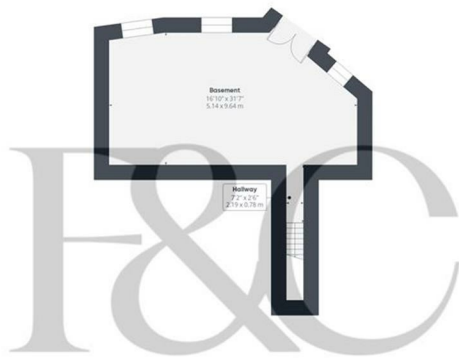
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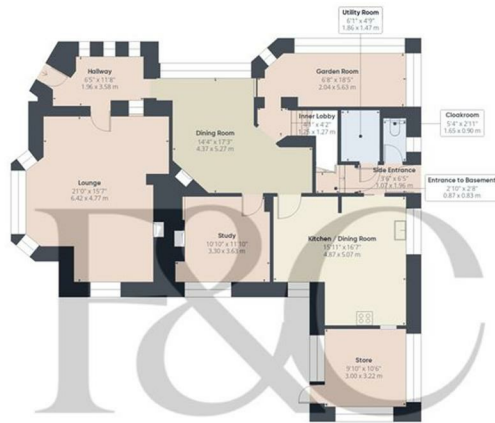
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Floor -1



Floor 0



Floor 1

Approximate total area⁽¹⁾

2722 ft²
252.9 m²

Reduced headroom

23 ft²
2.2 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.

GIRAFFE 360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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	