ABODE
SALES & LETTINGS

Duffield Road, Little Eaton, Derbyshire, DE21 5DR

Offers In The Region Of £279,999

https://www.abodemidlands.co.uk/

**** IMPRESSIVE EXTENDED PROPERTY WITH A COVERED HOT TUB INCLUDED IN THE SALE **** Little Eaton is a highly regarded village location and within the Ecclesbourne school catchment area. In brief the property offers an entrance hall, extended and recently re-fitted high specification kitchen diner, guest cloakroom and a lounge with feature log burner. Three first floor bedrooms and a re-fitted modern bathroom. Front and rear gardens and a long drive down to a single garage. The property also benefits from air conditioning in the master bedroom and some under floor heating. INTERNAL VIEWING IS HIGHLY REGARDED

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HALL
Entrance door into the extended hall with stairs to the first floor, tiled floor with under floor heating and doors to -

KITCHEN DINER
High specification fitted kitchen offering wall mounted, base and drawer units with work surfaces and a sink and drainer unit with waste disposal. Fitted electric oven with gas hob and extractor, spaces for an American fridge freezer, dishwasher and washing machine. Upvc double glazed window to the front elevation, radiator and a door to the cloakroom.

CLOAKROOM
Low flush wc and a wash hand basin.

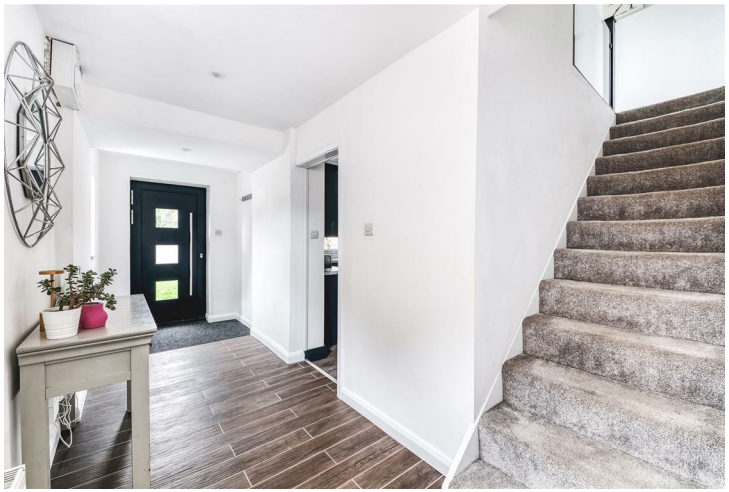
LOUNGE
Feature log burner, radiator and patio doors onto the garden.

FIRST FLOOR LANDING
Doors to -

BEDROOM I
Upvc double glazed window, radiator, storage cupboard and airing cupboard.

BEDROOM 2
Upvc double glazed window and radiator.

BEDROOM 3
Upvc double glazed window and radiator.



BATHROOM

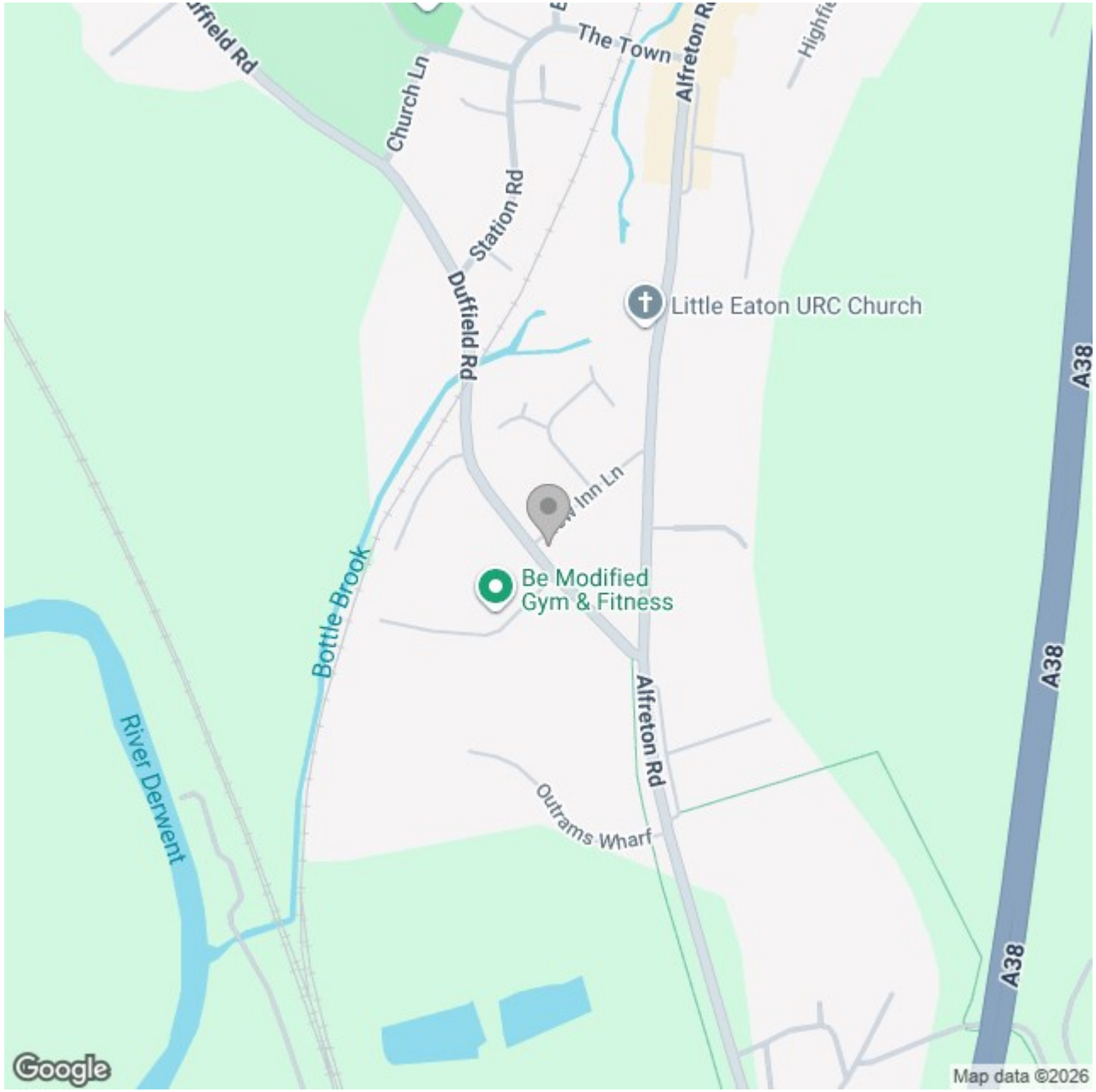
P-shaped panel enclosed bath with rainfall shower and a shower screen. Vanity sink unit with a wash hand basin and storage under, additional built-in storage, chrome ladder style radiator and a upvc double glazed window.

OUTSIDE

Front lawn with a long drive down to a single garage. Enclosed rear garden with a lawn and a covered paved patio housing a hot tub and plenty of entertaining space. Wooden, coal and log store and a personal door into the garage with electric door.

ACE CAFE
LONDON
FILMS

MOTORBIKE
AND THAT'S
PRETTY CLOSE



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(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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