



## 148 Alfreton Road, Little Eaton, Derby, DE21 5DE

**£450,000**



A beautifully presented traditional detached family home offering extended three bedroom accommodation with character and period features. Situated in the heart of Little Eaton village with off road parking, south facing rear garden and within the Ecclesbourne School Catchment. Viewing is strongly recommended.





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The well presented family home offers welcoming accommodation comprising an open storm porch with entrance door having leaded light feature glazing, entrance hallway with a traditional panelled staircase and guest WC, family room, sitting room and dining room with a well equipped dining kitchen. To the first floor there are three good sized bedrooms and a family bathroom

Benefitting from UPVC double glazed doors and windows, new oak internal doors and gas central heating fired by a combi boiler.

To the front of the property is a double driveway providing off road parking for two vehicles. Paths to the side allow access to the sunny rear garden, which is mainly laid to lawn with a paved patio, wildlife garden and orchard with apple trees and fruit bushes.

Little Eaton is situated approximately five miles north of Derby city centre and has a good range of local amenities including shops, chemist, butchers, historic church, public houses/restaurants and regular bus services to both Belper and Derby. The village is noted for its excellent primary school and is within the Ecclesbourne School catchment area. There are local recreational facilities at St Peters park, many community facilities, Bluebell Woods and Drumhill, are situated close by and provide delightful scenery and countryside walks.

## ACCOMMODATION

An open storm porch having a half glazed entrance door.

## ENTRANCE HALLWAY

There are side windows with feature leaded light glazing and matching door panel, polished wooden floorboards, under stairs storage and an elegant panelled staircase climbs to the first floor landing.

## GUEST WC

There is a wall mounted wash hand basin with splash back tiling, low flush WC, ceramic tiled flooring, extractor fan and a window to the side.

## FAMILY ROOM

12'5 x 13'7 into bay (3.78m x 4.14m into bay )

An open plan space extending to 24' 8 Having polished floorboards, coving, column radiator, TV aerial point and a UPVC double glazed bay window to the front. Open into :

## SITTING ROOM

11'3 x 11'1 (3.43m x 3.38m )

There is a recessed fire place with a marble tiled hearth housing a multi-fuel stove, polished floor boards, TV aerial point, coving recessed shelving and a column radiator. Open into :

## DINING ROOM

9'8 x 8'4 extending to 18' ( 2.95m x 2.54m extending to 5.49m)

There is slate tiled flooring with under floor heating, UPVC double glazed patio doors, and wall lighting.

## DINING KITCHEN

9'9 x 20'10 (2.97m x 6.35m )

Comprehensively appointed with a stylish range of modern white base cupboards, drawers and eye level units with work surface over incorporating a porcelain sink drainer with mixer taps and splash back tiling. Integrated appliances include an electric oven, microwave oven, ceramic hob, extractor hood, fridge freezer, dishwasher and washing machine. There is inset spot lighting, UPVC double glazed window to the side, a wall mounted Ideal combi boiler and a UPVC double glazed window to the rear over looks the garden.

## ON THE FIRST FLOOR

## LANDING

Having an original picture rail, window to the side elevation and access to the part boarded roof void via a loft ladder.

## BEDROOM ONE

13'8 x 12'10 into bay window (4.17m x 3.91m into bay window)

There are polished wooden floorboards exposed, column radiator and a UPVC double glazed bay window to the front elevation.

## BEDROOM TWO

11'9 x 11'1 (3.58m x 3.38m )

Having a UPVC double glazed window to the rear elevation, column radiator and exposed floor boards.

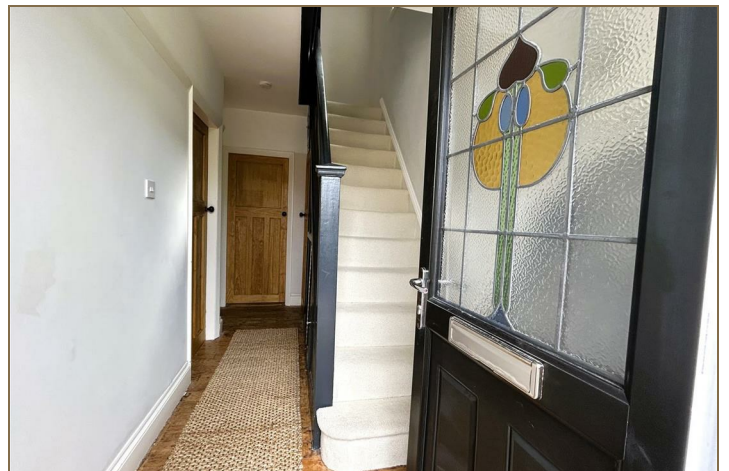
## BEDROOM THREE

8'1 x 6'11 (2.46m x 2.11m )

There is a column radiator, UPVC double glazed window and polished floor boards.

## FAMILY BATHROOM

Appointed with a panelled bath with central taps, thermostatic shower and glazed





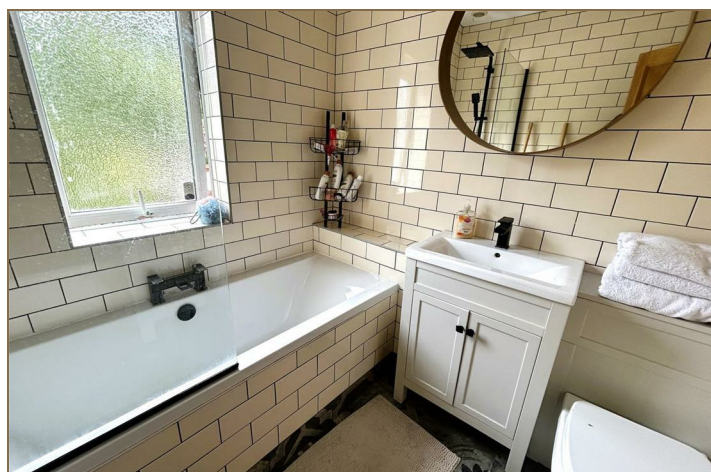
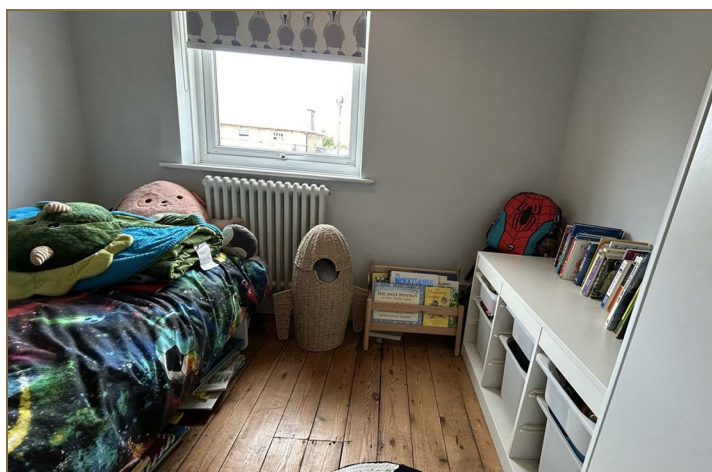
shower screen, vanity wash hand basin and a close coupled WC with a matching cabinet. There is complementary full tiling, UPVC double glazed window to the rear, inset spot lighting, extractor fan and Patterned tiled flooring.

## OUTSIDE

To the front of the property there is a double driveway with gravel chippings. Steps lead to the front door. Paths to both side of the property allow access through secure wooden gates to the rear.

## GARDEN

The sunny landscaped garden has a paved patio area with steps to a lawned garden. There is a triple shed with light and power used for storage and a home work space. There is a small orchard full of apple trees and fruit bushes and a wildlife garden.







Road Map



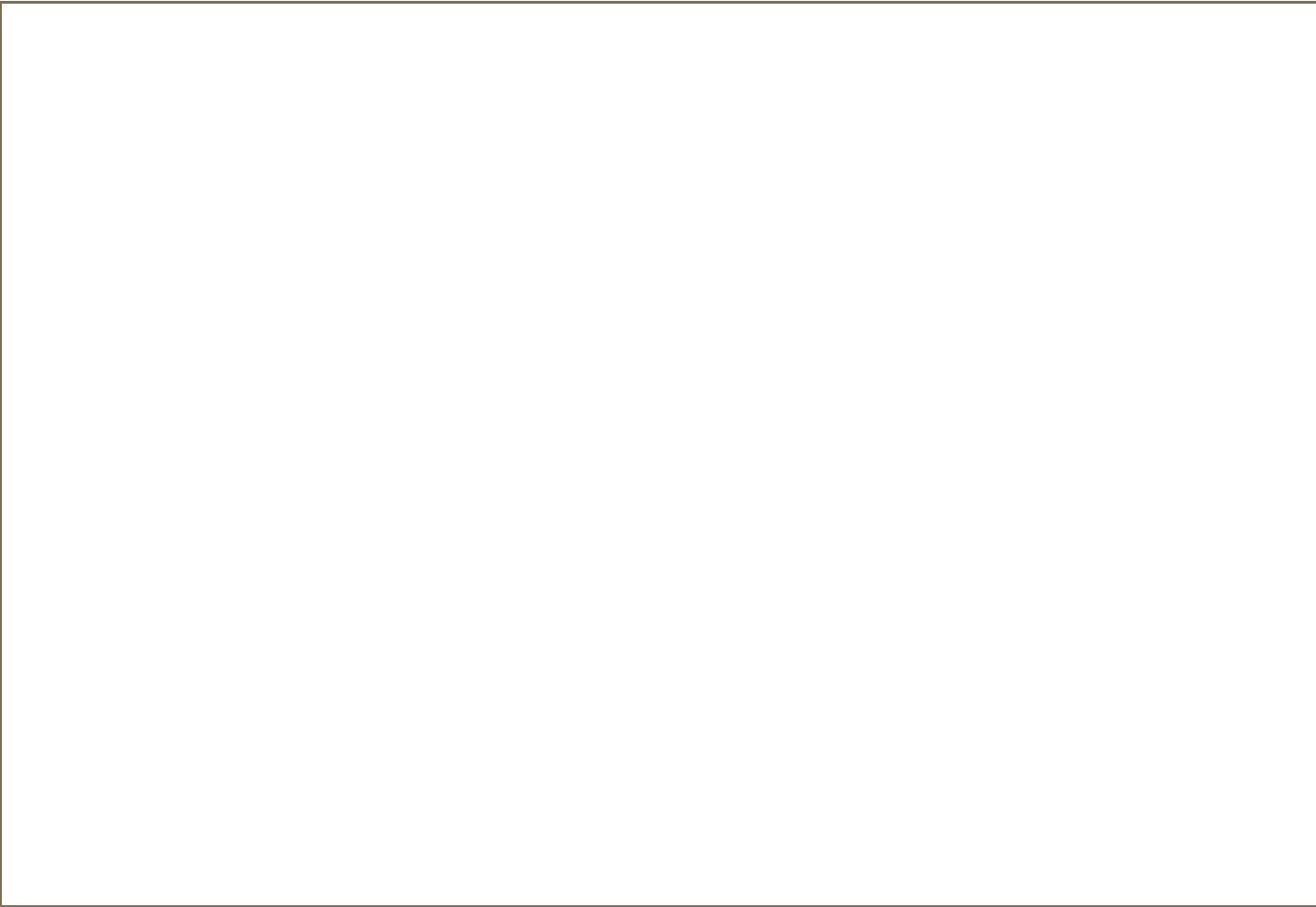
Hybrid Map



Terrain Map



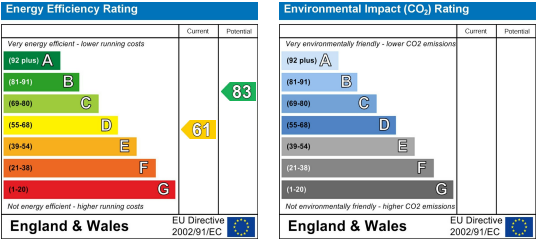
Floor Plan



Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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