



Cherry Heights Morley Lane, Little Eaton, Derby, DE21 5AH

**Offers In The Region Of
£1,250,000**



A magnificent residence occupying a 1.3 acre plot with highly impressive vehicle parking facilities and stunning views enjoying a secluded and private position off a private drive. The beautifully presented accommodation features five double bedrooms, four en-suites, three reception rooms and a wonderfully appointed kitchen. Ecclesbourne School Catchment. PART EXCHANGE CONSIDERED.



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DIRECTIONS

The property is best approached from Alfreton Road (B6179) which is the main road running through Little Eaton. If approaching from Derby city you will proceed through the village turning right onto Morley Lane, turning left if approaching from the Lower Kilburn direction. Follow the road as it inclines to the right, after a short distance the private drive will be found on the left just prior to the junction with The Hawthorns. Proceed up the private driveway where Cherry Heights will be found at the top on the left.

The discerning purchaser will quickly discover Cherry Heights is a magnificent family home enjoying spacious and plentiful living and sleeping accommodation with many interesting architectural features and glazing beautifully framing the stunning views. The 1.3 acre plot and position further enhances the appeal of this remarkable home having a highly impressive frontage for vehicle parking leading to a three car garage. A superb balcony overlooks the frontage and gardens with pond and provides a perfect entertaining area with the views acting as a quite brilliant backdrop. There are further established gardens to the side and rear.

Located in an elevated position off a private driveway shared by just a few other high quality residences, the property offers seclusion and exclusivity yet is within moments of Little Eaton village with useful amenities, popular public houses, reputable butcher, grocery store and primary school. There is a vibrant park with village hall, home to the local cricket and football clubs. It should be noted the property is within catchment for the noteworthy Ecclesbourne

Secondary School in nearby Duffield, another highly regarded location with further amenities. Derby city centre is a short distance away offering superb retail and leisure services.

ACCOMMODATION

ENTRANCE HALLWAY

Magnificent double height reception with an attractive oak staircase with glazed panels leading to the first floor galleried landing, oak flooring throughout, tall picture window, ceiling downlighters, two vertical radiators, coat hanging cupboards and with access to principal ground floor rooms and kitchen.

LIVING ROOM

22'8" x 18'6" (6.91 x 5.64)

A large family room with ample space for large lounging furniture, tall front windows with a perfect aspect over the large frontage, French doors to side patio, media connections, two radiators, twin internal doors to dining room.

STUDY

10'1" x 9'9" (3.07 x 2.97)

An inspiring home office area with a bay window enjoying magnificent views and surveying the large frontage, media connections, radiator.

DINING ROOM

17'1" x 11'11" (5.21 x 3.63)

Capable of taking a large dining table and chairs for formal dining, wooden flooring, side French doors and large upvc double glazed window overlooking the rear gardens, radiator.

INNER HALLWAY

Connecting the main hallway, utility room and cloakroom, radiator.

CLOAKROOM

Low level WC and wash basin sat on a vanity unit, tiled floor, upvc double glazed window.

UTILITY ROOM

With fitted cupboards and plumbing for laundry appliances, stainless steel sink, upvc double glazed window.

KITCHEN

18'9" x 15'6" (5.72 x 4.72)

Comprehensively fitted with complimentary two tone cupboard and drawer fronts with long stainless steel handles, Quartz work surfaces and matching island with recessed stainless steel sink, Rangemaster oven with three ovens and induction hob with an extractor fan over, integrated fridge, freezer, wine cooler, microwave and coffee machine, space for American fridge freezer, twin vertical radiators, tiled floor, bi-folding doors to rear patio and ceiling downlighters.

FAMILY ROOM

18'3" x 16'11" (5.56 x 5.16)

A perfect room for entertaining the family designed to be a media and games room with bi-folding doors to a superb balcony and rear upvc double glazed windows, radiator.

BALCONY

An amazing entertaining and relaxing area surrounded by glazed balustrade with artificial turf flooring with the eye being drawn towards the magnificent views towards Allestree Park and Quarndon.

FIRST FLOOR LANDING

A large attractive landing area with plenty of natural light and views, a continuation of the oak balustrade and glazing from the hallway, loft access, sitting or study area, storage cupboard, radiator.

PRINCIPLE BEDROOM SUITE

DRESSING AREA

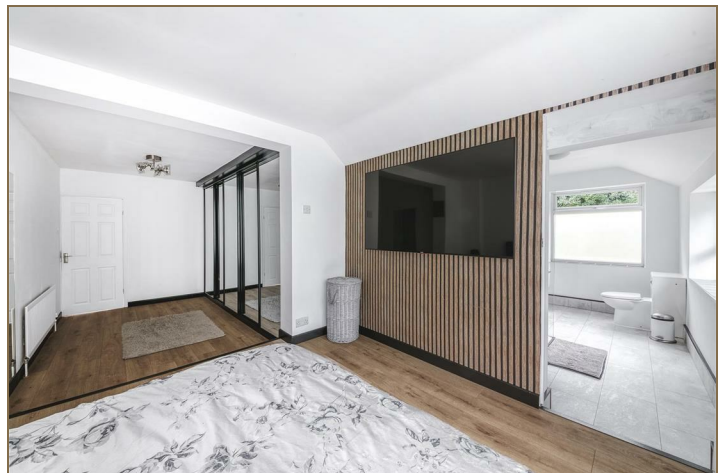
12'2" x 9'0" (3.71 x 2.74)

Entering the bedroom into a large dressing area with fitted wardrobes having mirrored sliding doors with lighting, radiator.

BEDROOM AREA

10'11" x 9'8" (3.33 x 2.95)

With ample space for a large bed, media connections, bay window overlooking side garden, radiator, access into:



ENSUITE

11'10" x 6'6" (3.61 x 1.98)

Beautifully appointed with a wide low profile shower tray and tiled walls with an overhead shower and glazed screens, wash basin sat on a floating vanity unit, low level WC, tiled floor, extractor fan, side and rear upvc double glazed windows and a chrome towel radiator.

BEDROOM TWO

16'6" x 13'7" (5.03 x 4.14)

Enjoying a feature Cathedral style ceiling and matching window with magnificent views, recess with fitted wardrobes, media connections, radiator.

ENSUITE

5'5" x 5'5" (1.65 x 1.65)

Neatly fitted with a quadrant shower enclosure and mains overhead shower, wash basin sat on a vanity unit, low level WC, double glazed window, extractor fan and chrome towel radiator.

BEDROOM THREE

18'7" x 10'8" (5.66 x 3.25)

A very spacious bedroom enjoying a Juliet balcony to the rear elevation, fitted wardrobes with sliding doors, radiator.

ENSUITE

9'1" x 3'3" (2.77 x 0.99)

Neatly fitted with a shower cubicle with mains shower, wash basin sat on a vanity unit, low level WC, tiled floor, extractor fan and chrome towel radiator.

BEDROOM FOUR

12'1" x 10'10" (3.68 x 3.30)

A further generous bedroom with a front window enjoying views, radiator.

ENSUITE

9'8" x 6'10" (2.95 x 2.08)

A spacious and beautifully appointed en suite with a low profile double shower tray and mains overhead shower, glazed screens, wash hand basin sat on a vanity unit, low level WC, double glazed window and chrome towel radiator.

BEDROOM FIVE

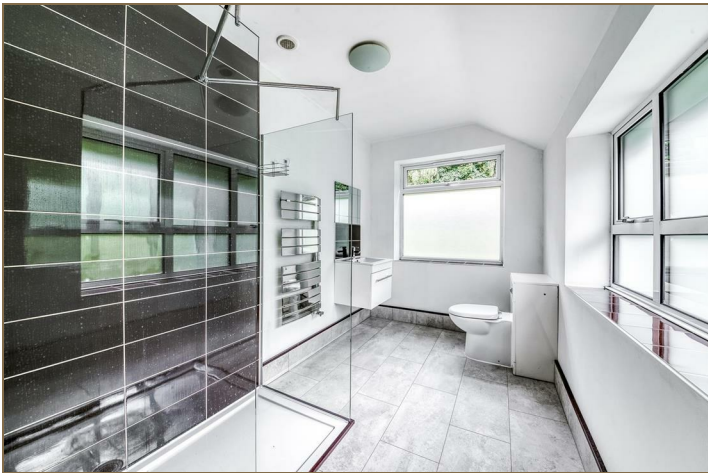
13'10" x 11'10" (4.22 x 3.61)

Enjoying a Juliet balcony overlooking the rear garden and being particularly spacious with room for all bedroom furniture, radiator.

MAIN BATHROOM

9'7" x 8'8" (2.92 x 2.64)

Luxuriously appointed with a centrally positioned



deep freestanding bath, shower cubicle with mains overhead shower, wash basin and low level WC both fitted into a vanity unit, tiled floor, feature chrome towel radiator, extractor fan and double glazed window overlooking the rear garden.

OUTSIDE

A highly enviable frontage with substantial independent vehicle parking facilities as well as turning space edged by attractive stone walling and established borders with mature plants and bushes.

A beautifully landscaped stone edged frontage with steps leads to the front door flanked by paved seating areas.

The front garden, like the driveway, is enclosed by mature trees and bushes and has an expanse of lawn and a large decked timber seating area adjoining a pond with fountain. There is also a covered store area suitable for garden furniture etc.

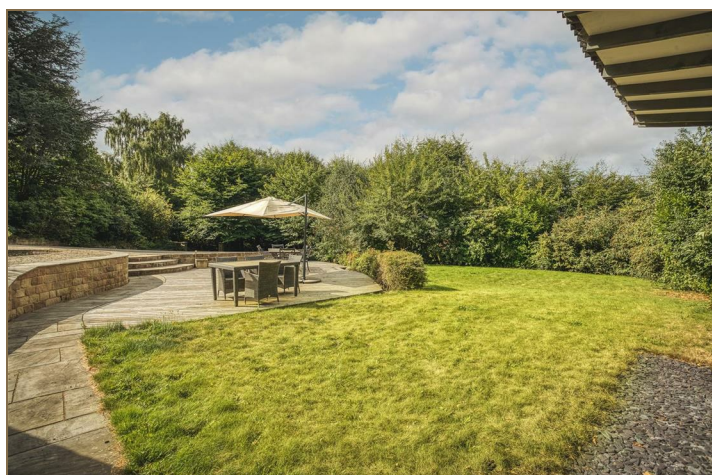
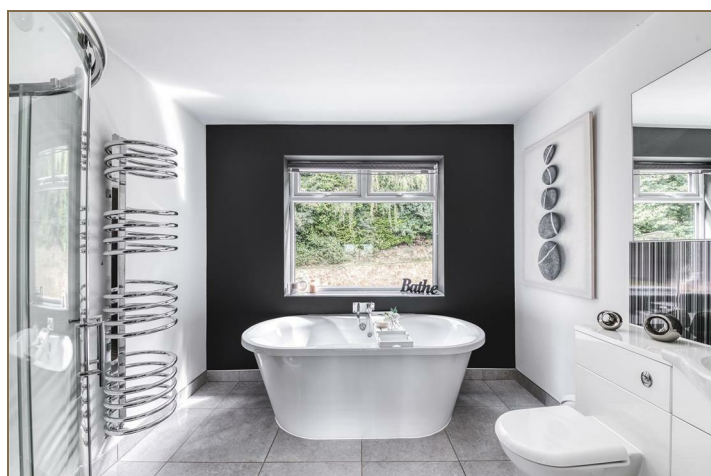
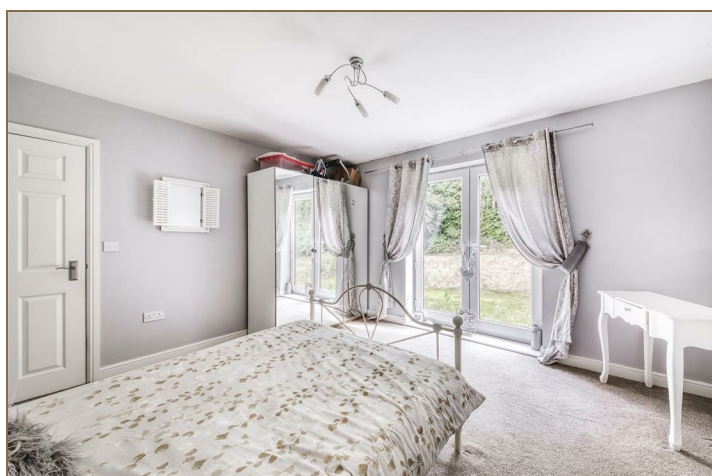
There are additional tiered gardens mainly laid to lawn to both the side and rear of the property with two further paved patio areas leading off from the Living Room and Kitchen. The gardens are

surrounded by mature and privacy screening trees and bushes. There is a useful rear shed, brick store and yard area housing the LPG tank for property heating.

GARAGE

28' x 23'9" (8.53m x 7.24m)

A two compartment, three car garage with electric remote roller door, power, light and personal rear door.



CHERRY HEIGHTS

GROUND FLOOR

The ground floor plan shows a central entrance hall with a staircase leading down. To the left is a large family room with access to a sun terrace. To the right is a living room and a study. Behind the living room is a dining room, which leads to a kitchen/breakfast room and a utility area. A rear garden is also indicated.

FIRST FLOOR

The first floor plan features a central galleryed landing with stairs leading up and down. There are four bedrooms: a master bedroom with an en-suite shower room and dressing area, and three other bedrooms, each with an en-suite. A bathroom is also located near the central landing.

Boxall Brown & Jones

Floorplan is an illustration only and cannot be used for any extension or construction calculation.
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