

The Chase, Little Eaton, Derby. DE21 5AS

£300,000 Freehold

FOR SALE



**DP** DERBYSHIRE  
PROPERTIES  
- SALES & LETTINGS -



## PROPERTY DESCRIPTION

GUIDE PRICE £300,000 - £325,000

Derbyshire Properties have the pleasure of bringing to market with truly beautiful home with an exquisite interior. The open-plan living space provides a comfortable living area with large bay window and Karndean flooring. High-specification kitchen with integrated appliances and island creating further preparation space. Dining area with a charming brick-built fireplace and French doors providing an outlook over the rear garden. To the first floor there is a galleried landing with home office area, two double bedrooms and re-fitted stylish shower room with large walk-in shower. Tastefully decorated throughout and sympathetically renovated to enhance the charm of this lovely home. Off-road parking to the front and generous rear garden enjoying a south-westerly aspect. Little Eaton is a much sought-after location with a range of shops, café, garden centre and public houses. Conveniently located for Derby city centre, the A38, M1 & A6. Viewing highly recommended to appreciate the quality of this lovely home.

## FEATURES

- GUIDE PRICE £300,000 - £325,000
- Stunning property with an exquisite interior
- Superb open-plan living space with Karndean flooring
- Quality re-fitted kitchen with integrated appliances
- Dining Area with charming brick fireplace
- Two double bedrooms & stylish re-fitted shower room
- Ecclesbourne School Catchment
- Off-road parking to the fore
- Generous south-west facing rear garden
- Sympathetically renovated to enhance the charm
- Wonderful location with a range of amenities



## ROOM DESCRIPTIONS

### Ground Floor

#### Accommodation

The property is approached via a contemporary exterior door into:

#### Superb Living Area

5.36m x 4.01m (17' 7" x 13' 2") A beautiful welcoming room with recessed spotlights to ceiling, light oak effect Karndean flooring with underfloor heating. television aerial point, telephone point, double glazed bay window to front elevation allowing plenty of natural light to flood into this room. Stairs leading to first floor with decorative balustrade and open-plan aspect into:

#### Stunning Dining Kitchen Area

5.35m x 3.59m (17' 7" x 11' 9") appointed with a quality range of solid wood eye and base level units with wood effect work surfaces over. Island creating further preparation space with Bora induction hob and in-built extractor. Porcelain sink unit with Quooker mixer taps. Integrated appliances including Neff hide and slide electric fan oven, combination oven/microwave, wine cooler, dishwasher, fridge/freezer, washer dryer and recycling bins. Double glazed window to rear elevation and double glazed exterior door to side. The focal point of the dining area is an exposed brick feature fireplace, Karndean floor continuing from the lounge area, recessed spotlights to ceiling, storage cupboard housing the Baxi combi boiler and French doors providing access onto the impressive rear garden.

### First floor

#### Galleried Landing

3.58m x 1.76m (11' 9" x 5' 9") with recessed spotlights to ceiling, central heating radiator, loft hatch providing access to the roof void, double glazed window to front elevation and home office area.

#### Bedroom One

3.59m x 3.45m (11' 9" x 11' 4") Enjoying a delightful outlook to the rear elevation, recessed spotlights to ceiling, television aerial point and central heating radiator.

#### Bedroom Two

3.45m x 3.32m (11' 4" x 10' 11") with recessed spotlights to ceiling, central heating radiator and double glazed window to front elevation.

#### Stylish Re-fitted Shower Room

2.48m x 1.77m (8' 2" x 5' 10") appointed with a walk-in shower with glass shower screen and thermostatic shower over. Vanity wash hand basin with storage beneath and close-coupled WC. Complementary wall tiling and natural stone floor tiling. Double glazed window, heated towel rail, extractor fan and illuminated mirror.

#### Outside

To the front of the property is a block-paved driveway providing off-road parking. Side access gate leading onto the generous rear garden commencing with a paved patio area and vast lawn with stocked border containing a variety of shrubs and bushes. Fully enclosed, with a sunny aspect making this ideal for alfresco entertaining.

#### Disclaimer

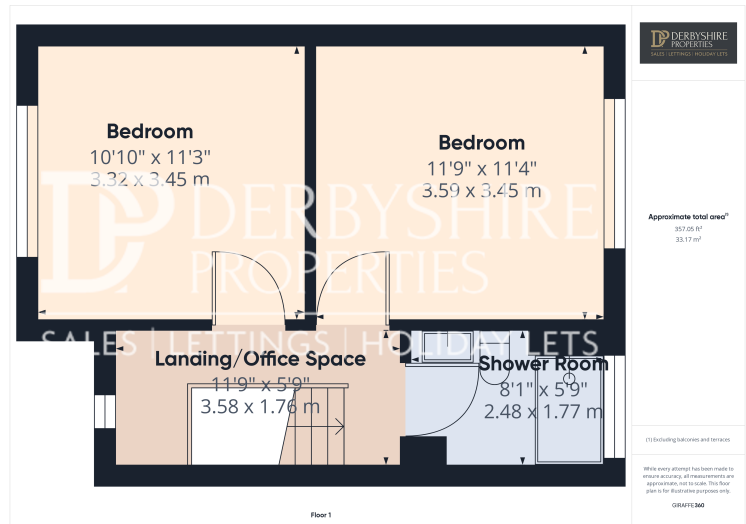
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# FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	