

Duffield Road, Little Eaton, Derby. DE21 5DT

£500,000 Freehold

REDUCED



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PROPERTIES
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PROPERTY DESCRIPTION

GUIDE PRICE £500,000 - £550,000 Derbyshire Properties are delighted to offer this true rarity to hit the open market. Duffield Road is located in a private elevated location within the Ecclesbourne School catchment. The property itself is a detached attractive bay fronted chalet style dwelling offering a large plot and potential building plot (subject to planning permissions). Internally the property does need some degree of modernisation but offers the potential to extend in multiple directions (again subject to planning permissions.) We expect interest to be high and an early internal inspection should be undertaken to avoid disappointment.

FEATURES

- *** GUIDE PRICE £500,000 - £550,000 ***
- Unique Opportunity
- Detached Chalet Bungalow
- 3 Bedroom, 2 Reception Rooms
- Potential Building Plot (subject to planning permission)
- Superb Elevated Plot
- Stunning Countryside Views
- Ecclesbourne School Catchment
- In Need of Complete Refurbishment
- COUNCIL TAX BAND E



ROOM DESCRIPTIONS

Entrance Hallway

4.11m x 1.11m (13' 6" x 3' 8") Entered via an external storm porch with hardwood door with stained glass inserts leading in from the front elevation, decorative coving to ceiling, telephone and internal doors leading to all downstairs rooms as well as a staircase leading to 1st floor landing.

Sitting Room/Dining Room

With large double glazed bay window to the front elevation offering superb open views of the surrounding countryside, additional window to the side elevation, warm air central heating.

Ground Floor Bedroom/3rd Reception Room

3.39m x 2.79m (11' 1" x 9' 2") With built in wardrobe providing storage and hanging space, double glazed windows to the rear and side elevations, decorative picture rail, decorative coving and warm air central heating.

Living Room

4.84m x 3.40m (15' 11" x 11' 2") Again with double glazed large window to the front elevation offering superb countryside views, warm air central eating, additional window to side elevation and TV point. The feature focal point is a warm mounted electric fire with decorative surround and raised hearth.

Kitchen

2.34m x 2.94m (7' 8" x 9' 8") Comprising of a range of wall and base mounted matching units with roll top work surfaces incorporating a single stainless steel sink drainer unit with mixer taps and complementary tiled splashback areas. Space for electric cooker, wall mounted extractor and decorative coving.

Storage Room

Located off the main entrance hallway

Lean-To Conservatory

2.67m x 2.66m (8' 9" x 8' 9") With windows to the rear side elevations, door to the rear garden, storage room and WC.

WC

0.91m x 1.43m (3' 0" x 4' 8")

Store Room

2.67m x 2.66m (8' 9" x 8' 9")

First Floor Landing

1.00m x 0.99m (3' 3" x 3' 3") Accessed via the entrance hallway with internal doors accessing both double bedrooms and bathroom.

Bedroom 1

3.59m x 3.92m (11' 9" x 12' 10") With double glazed bay window to the front elevation offering beautiful uninterrupted views of the surrounding countryside, TV point, built-in storage cupboard and warm air central heating.

Bedroom 2

3.37m x 2.92m (11' 1" x 9' 7") Double glazed window to the rear elevation, storage cupboard, additional window to the side elevation and warm air central heating.

Bathroom

3.38m x 2.12m (11' 1" x 6' 11") Comprising of a three-piece white suite to include WC, pedestal wash hand basin and panelled bath with wall mounted electric shower and attachment over. Double glazed obscured window, part wall tiling, wood effect vinyl floor covering, useful storage cupboards and warm air central heating.

Outside

The property is located on a sizable elevated plot with scope to extend in numerous directions (subject to plan permissions). The front garden also offers the possibility of a building plot (subject to planning).

The property is approached via a shared driveway from Duffield Road servicing 2 properties. Superb mature gardens surround the property with mature well stocked flower beds and borders. A large driveway and parking area provides ample parking for numerous vehicles. Due to its elevated position the property offers stunning elevated views of the natural surrounding countryside.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
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