

Eaton Close

Allestree, Derby, DE22 2FD

John German



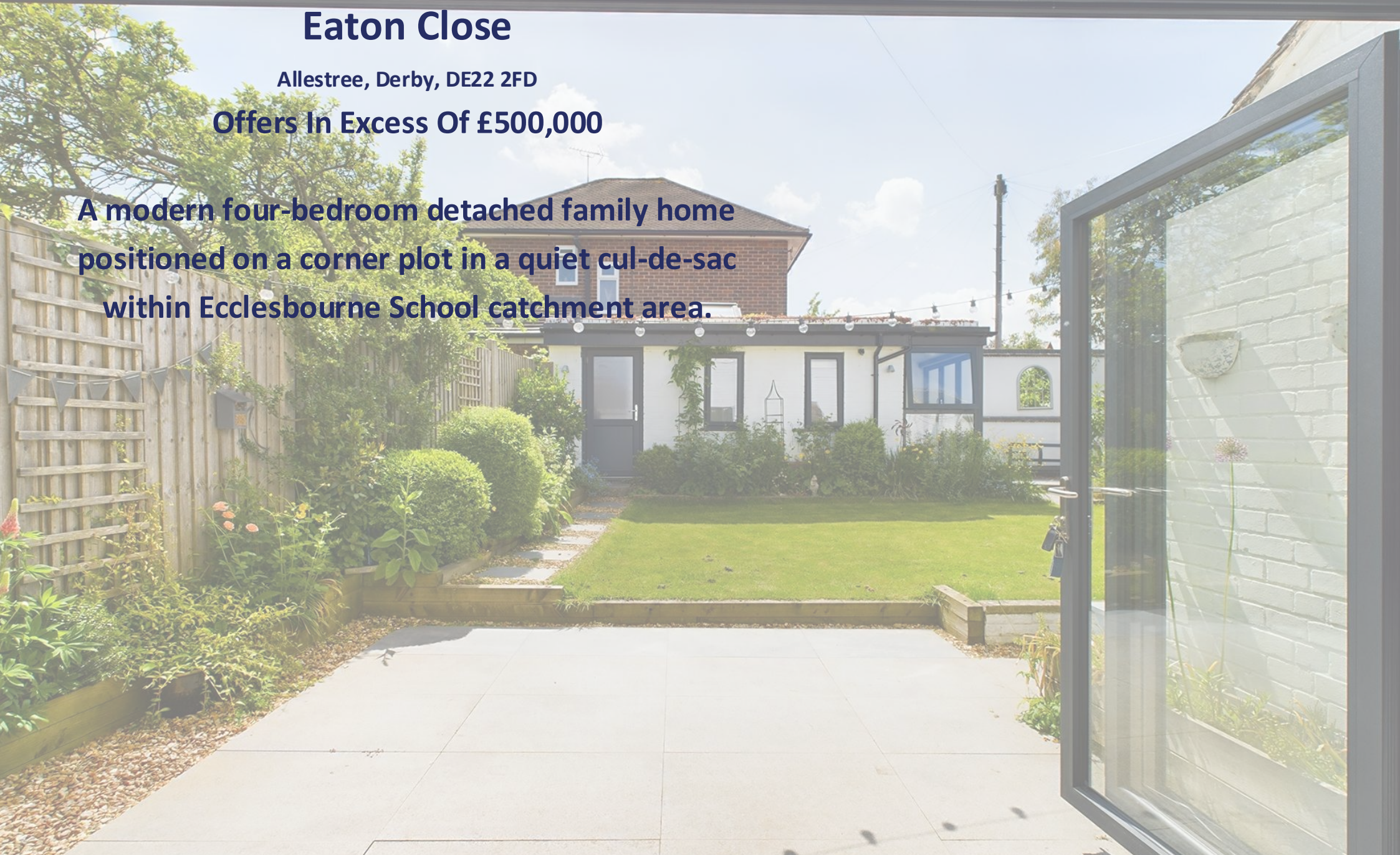


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Allestree, Derby, DE22 2FD

Offers In Excess Of £500,000

A modern four-bedroom detached family home positioned on a corner plot in a quiet cul-de-sac within Ecclesbourne School catchment area.



Built in the 1950's, this four-bedroom detached family home has been superbly modernised whilst retaining some desirable character features. The property is located on a corner plot in a quiet cul-de-sac location and benefits from being in the highly regarded Ecclesbourne School Catchment. Undoubtedly, one of the main selling points of the home is its beautifully presented, private and well-thought-out garden with multiple patio seating areas, entertaining space and a separate detached workshop/home office, perfect for working from home.

A wooden front entrance door provides access to the hallway which has a tiled floor, staircase rising to the first floor and doors leading off to the sitting room, living dining kitchen and guest cloakroom.

In the sitting room, there is a UPVC double glazed bay window to the front, UPVC double glazed window to the side, arched opening providing additional space under the stairs and a multifuel burner (available via separate negotiation) with tiled hearth.

Moving into the living dining kitchen, the kitchen area has quartz work surfaces with inset double ceramic Belfast sink with tiled splash surround and UPVC double glazed windows to the rear and side. There is a range of cupboards and drawers, wine rack and integrated appliances including a dishwasher, electric double range Master professional + with five ring gas hob and matching extractor fan canopy.

The living area has anthracite aluminium bifold doors onto the patio and a multifuel burner (available by separate negotiation). Off the kitchen is a useful utility room which has work surfaces with wall mounted cupboards housing the combination boiler. There is an appliance space and plumbing for a washing machine and separate dryer, and a composite door provides access to rear garden.

Completing the ground floor accommodation is the guest cloakroom which is fitted with a two piece suite comprising; pedestal wash hand basin and a low-level WC with an opaque UPVC double glazed window to the front.

On the first-floor landing there is an opaque UPVC double glazed window to the side, loft access hatch and doors providing access to four bedrooms, three double and one single, and the family bathroom.

The master bedroom has a UPVC double glazed window to the front framing far-reaching views. A sliding door provides access to an ensuite which has a pedestal wash hand basin, low-level WC, shower cubicle with chrome electric shower over and a UPVC double glazed opaque window to the side.

The family bathroom has a wash hand basin with vanity base drawers beneath, corner shower cubicle with chrome main shower over, bath with chrome mixer tap and handheld showerhead, low-level WC, ladder style heated towel rail and UPVC double glazed windows to the side and front.

Outside, the property sits on a corner plot and to the front of the property is an in-and-out tarmac driveway providing off road parking. Side access is available down either side of the property, with one side having the benefit of an extended timber shed providing useful storage space and a logstore.

To the rear of the property is a beautifully presented and maintained private garden with a patio seating area and raised lawn with gravel surround. There is well established planting and flowering borders having a selection of trees, plants and flowers.

At the foot of the garden is the recently converted workshop area and home office/study, being insulated, having Karndean flooring throughout, power, lighting and a wired ethernet internet connection. It has double glazed windows, a roof window and bifold doors open onto an additional patio area with wooden gates opening onto Eaton Close.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/300523

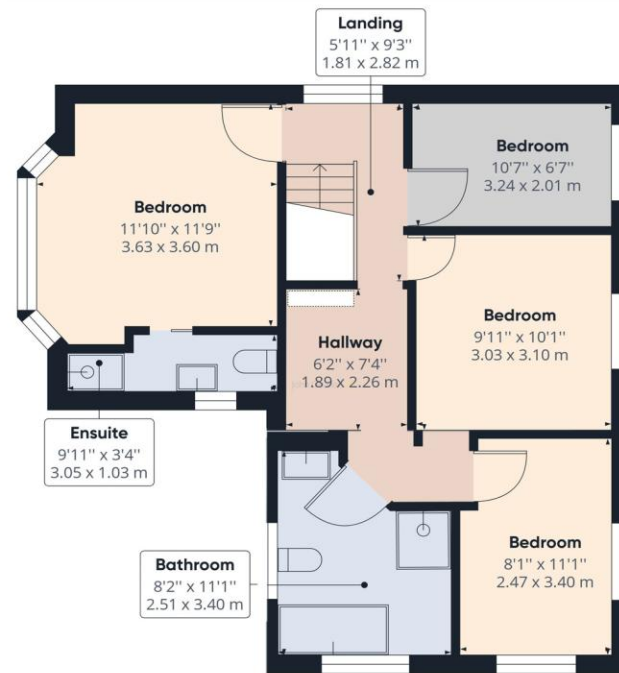
Local Authority/Tax Band: Derby City Council / Tax Band E







Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1452.74 ft²

134.96 m²



Ground Floor Building 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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