

SCARGILL MANN & CO.

RESIDENTIAL MANAGEMENT AND LETTING AGENTS

8 Buxton Drive Little Eaton, Derby, DE21 5AN



A rarity to the market, this extended three bedroom traditional detached, enjoys a cul-de-sac position, within the sought after village Little Eaton

- Gas fired central heating • UPVC double glazing • Entrance hall • Sitting room with focal point fireplace • Separate dining room • Well-appointed kitchen • Study/bedroom four • Downstairs shower room • Utility room • Three double bedrooms to the first floor • Family bathroom • Block paved driveway to the front • Integral garage • Delightful rear garden with elevated patio area • Viewing is essential •

£1,250 Per calendar month



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GENERAL INFORMATION

Located within the sought after village of Little Eaton, this extended traditional three double bedroom detached residence, is positioned within a quiet cul-de-sac and offers light and spacious living accommodation, having recently been refurbished and early viewing appointment is highly recommended.

The gas centrally heated and double glazed living accommodation, briefly comprises, entrance hall, sitting room with focal point fireplace, separate dining room, well-appointed recently fitted kitchen, utility room and study with shower room/w.c off. To the first floor there are three double bedrooms with superb views and a family bathroom with full modern suite.

The property is set back from the quiet cul-de-sac and has a block paved driveway providing ample off-street car standing. A single integral garage with power and lighting.

To the rear of the property and a true feature is an extensive lawned garden with garden shed and greenhouse.

LOCATION

Little Eaton is highly sought after and noted for its popular primary school. The village itself has a vibrant community feel with a small supermarket, coffee shop/bistro, popular butchers, large recreational ground/cricket pitch with children's play area and tennis court. There is easy access to Derby city

centre as well as the A38.

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

With solid wood flooring, central heating radiator, UPVC double glazed window with pleasant view to the front, obscure double glazed and panelled UPVC entrance door, central heating radiator. Doorway leads:-

SITTING ROOM 5.75m x 3.55m (18'10" x 11'8")

With a continuation of the solid wooden flooring, feature focal point electric flame effect fire, central heating radiator and box bay window to the rear elevation. Doorway leads to:-

STUDY/BEDROOM 3.53m x 2.21m (11'7" x 7'3")

With central heating radiator, UPVC double glazed window to both side elevations and sealed unit double glazed double doors providing access to the rear garden. Central heating radiator, telephone jack point and sliding door provides access to:-

GUEST W.C./SHOWER ROOM

Comprising low flush w.c., wall mounted wash hand basin and shower cubicle with bi-fold door, feature aqua board panelling and electric shower. Ceramic floor tiling, centrally heated ladder style towel rail, recessed spot lights and extractor fan.

DINING ROOM 3.03m x 2.99m (9'11" x 9'10")

With a continuation of the solid wood flooring,



central heating radiator and UPVC double glazed window overlooking the rear garden. Doorway leads to:-

WELL-APPOINTED KITCHEN 3.31m x 2.90m (10'10" x 9'6")

With a range of fitted base and drawer units all with cupboard door fronts, roll edge granite effect laminated preparation surfaces with matching up-stands, inset stainless steel sink unit and draining board with mixer tap in chrome, built-in four ring gas hob with glass splashback plate and extractor hood over, integral electric fan assisted oven and plumbing suitable for a dishwasher. Useful understairs storage cupboard with fitted shelves, the kitchen has a dual aspect with UPVC double glazed windows to both front and side elevations. Central heating radiator, wood grain effect flooring and UPVC obscure double glazed and panelled door leads to:-

UTILITY ROOM/SIDE PORCH

With wood grain effect flooring, plumbing suitable for an automatic washing machine, double power points and UPVC double glazed and panelled doors proving access to both the front and rear garden.

TO THE FIRST FLOOR

LANDING

With obscure UPVC double glazed window to the front and doorway leads to:-

BEDROOM ONE 3.94m x 3.16m (12'11" x 10'4")

With a range of built-in wardrobes, central heating

radiator and UPVC double glazed window to the rear.

BEDROOM TWO 3.65m x 3.01m (12'0" x 9'11")

With built-in wardrobes, central heating radiator and UPVC double glazed window to the rear.

BEDROOM THREE 2.81m x 2.58m (9'3" x 8'6")

With central heating radiator and UPVC double glazed window with stunning views to the front.

FAMILY BATHROOM

With recently fitted three piece suite comprising, low flush w.c., pedestal wash hand basin and panelled bath, centrally heated style chrome towel rail, cupboard housing the gas combination boiler, complementary ceramic wall tiling, vinyl flooring and obscure UPVC double glazed window to the side.

OUTSIDE & GARDENS

To the rear of the property, a true feature which is the enclosed garden mainly laid to lawn. An elevated patio provides an excellent space for outdoor dining/entertaining. A timber garden shed and greenhouse are to be included in the let.

To the front of the property, is a block paved driveway providing ample off-street car standing and leads to:-

SINGLE INTEGRAL GARAGE

With power and lighting laid on.

DIRECTIONAL NOTE



The approach from our Derby office is to proceed out of town heading north along the A6, joining the A38 heading north for one junction. Take the left hand turning into Little Eaton village centre, proceed through the village before turning left onto Alfreton Road, take the eventual turning left into Westley Crescent and thereafter take the left hand turning into Buxton Drive, where number 8 will be located at the head of the cul-de-sac on the right hand side.

SPECIFIC REQUIREMENTS

The property is to be let unfurnished. Strictly employed only. No smokers. Pets Negotiable. Available now.

PROPERTY RESERVATION FEE

One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. **NO APPLICATION FEES!**

DEPOSIT

5 Weeks Rent.

VIEWING

Strictly by appointment through Scargill Mann & Co., Derby office on 01332 206620.



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