



23 Woodlea Grove
Little Eaton
Derby
DE21 5EN

£425,000

- Spacious hall, cloak cupboard and guest wc to ground floor
- Lounge and open plan dining kitchen to first floor
- Separate formal dining room/fourth bedroom
- Master bedroom with walk-in wardrobe and en-suite shower room
- Two further bedrooms and bathroom to second floor
- Beautiful well established rear garden
- Double width driveway and garage
- Ecclesbourne School catchment

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

This is a fabulous opportunity to acquire a beautifully presented well maintained three storey three/four bedroomed detached residence. Occupying a quiet cul-de-sac location in Little Eaton. The property benefits from impressive views back over the village most appreciated from the upper floors. The accommodation is set over three levels and benefits from double glazing and gas central heating with spacious hall, cloak cupboard and fitted guest cloak room to ground floor.

The first floor landing leads to lounge with feature fireplace, open plan dining kitchen, separate formal dining room/fourth bedroom. The top floor comprises master bedroom with walk-in wardrobe and well appointed shower room, two further double bedrooms and well appointed family bathroom.

The property is set back behind a double width driveway and a low maintenance foregarden and features an integral single garage. To the rear of the property is a beautiful landscaped garden with patio, established lawn, well stocked borders, all of which back on to mature trees.

LOCATION

Little Eaton benefits from a reputable primary school and is within Ecclesbourne Secondary School catchment area. It is a vibrant village with an excellent range of amenities including supermarket, cafe/bistro, a highly regarded butchers, recreation ground with children's play area and tennis courts. It also provides easy access to Derby city centre as well as the A38.

ACCOMMODATION

ON THE GROUND FLOOR

Panelled and sealed unit and leaded glazed entrance door provides access to:

SPACIOUS ENTRANCE HALL

Central heating radiator. Telephone jack point. Staircase to first floor. UPVC double glazed window to side. Panelled door to useful and spacious cloak cupboard. Internal panelled door to garage. Further panelled door to:

FITTED GUEST CLOAKROOM

Partly tiled with a white suite comprising low flush wc, pedestal wash hand basin, upvc double glazed window to front, further panelled door to:

UTILITY CUPBOARD

With appliance space suitable for washing machine and shelving.

ON THE FIRST FLOOR

LANDING

Staircase to second floor. Twin panelled doors to:





LOUNGE

167" x 121"

With feature fireplace and decorative wooden surround, marble hearth and interior with Living Flame fitted gas fire, two central heating radiators, TV aerial point, bamboo wood floor covering, decorative coving, upvc double glazed window to front offering impressive views in the distance, twin panelled doors to:

OPEN PLAN DINING KITCHEN

22'10" x 9'7"

Comprising:

DINING AREA

With continuation of bamboo floor covering, central heating radiator, decorative coving, recessed ceiling spotlighting, upvc double glazed French doors to beautiful landscaped rear garden.

KITCHEN AREA

With a U shaped granite effect preparation surface having tiled surrounds, inset sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards with recessed spotlighting. Inset five plate Neff gas hob with extractor hood over, matching Neff fan assisted electric double oven and grill. Appliance spaces suitable for a large American style fridge freezer and dishwasher. Recessed ceiling spotlighting. Upvc double glazed window overlooking garden and access to garden via upvc double glazed door.

DINING ROOM/BEDROOM FOUR

13'2" x 10'4"

With central heating radiator, bamboo wood floor covering, decorative coving, upvc double glazed French doors with Juliet balcony, again offering impressive views.

ON THE SECOND FLOOR

LANDING.

Central heating radiator. Airing cupboard. Decorative coving. Access to loft space. Panelled door to:



MASTER BEDROOM

163" x 9'11"

Central heating radiator, upvc double glazed window to front, panelled door to walk-in wardrobe, further panelled door to:

WELL APPOINTED EN-SUITE SHOWER ROOM

6'9" x 6'2"

Fully tiled with a white suite comprising low flush wc, pedestal wash hand basin, walk-in double shower cubicle with integrated shower, chrome towel radiator, recessed ceiling spotlighting, upvc double glazed window to side.

BEDROOM TWO

12'3" x 9'8"

Central heating radiator, upvc double glazed window to rear.

BEDROOM THREE

10'4" x 9'9"

Central heating radiator, upvc double glazed window to rear.

WELL APPOINTED FAMILY BATHROOM

8'8" x 6'4"

Fully tiled with a white suite comprising low flush wc, pedestal wash hand basin, free standing roll edge bath, large shower cubicle with integrated shower, chrome towel radiator, recessed ceiling spotlighting, extractor fan, upvc double glazed window to side.

OUTSIDE & GARDENS

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Outside to the rear of the property is a lower level patio area with steps leading up to a good sized lawned garden bounded by extremely well stocked herbaceous borders with plants, shrubs and trees. The garden backs onto a lovely backdrop of mature trees in neighbouring open countryside.



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To the front of the property is a good sized double width driveway with adjacent lawned foregarden with integral single garage.

COUNCIL TAX BAND

Erewash - Tax Band E.

DIRECTIONAL NOTE

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Approach from our Derby office is to proceed out of town along the A6 Duffield Road to the A38, join the A38 northbound and then take the next turning at the Starbucks roundabout, off left into Little Eaton along Alfreton Road, eventually turning left into The Town and then right into Barley Close. Turn left into Crabtree Hill and then right into Woodlea Grove. The property will eventually be located on the left hand side.

VIEWING

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Strictly by appointment through Scargill Mann & Co - Derby office (BA/TS).



23 Woodlea Grove, Little Eaton, DE21 5EN

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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