

Home 2 Sell

Quality Service For Less



13 Croft End

Little Eaton, Derby, DE21 5DP

Chain Free £275,000



Home2sell are delighted to offer for sale this three bedroomed semi detached property located in the much sought after village of Little Eaton. Having two reception rooms, three good sized bedrooms, front and rear gardens and a single garage. The property falls in the much sought after Ecclesbourne School catchment area and accommodation comprises in brief of : Entrance hall, lounge with opening leading into the dining room and a modern fitted kitchen. To the first floor are three good sized bedrooms and a modern family bathroom having a with a white three-piece suite. Outside established garden to the front with wooden lean too having twin doors to the front and rear gardens. To the rear an established garden with patio immediately to the rear. Croft End is conveniently located close to the centre of the village, close to local shops, amenities and public transport routes leading into Derby City Centre, as well as having excellent road links including the A38 and A52 road networks. Viewing Essential.

DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



Entrance Hall

The property is entered via a composite door having glazed block side panel, ceramic tiled flooring, central heating radiator and stairs off to the first floor landing.

Lounge

9'1" extending 12'9" x 13'3" max (2.77m extending 3.91m x 4.06m max)

Having a PVCu double glazed window to the front elevation, central heating radiator, under stairs storage and ceiling light. Opening to the dining room.

Dining Room

9'11" x 7'0" (3.03m x 2.14m)

Having a PVCu double glazed window to the rear elevation, central heating radiator and ceiling light. Folding door to the kitchen.

Kitchen

9'9" x 8'3" (2.99m x 2.53m)

Having a modern fitted kitchen comprising of a range of base wall and matching drawer units with work surfaces over incorporating a stainless steel sink drainer unit with chrome mixer tap. Space for a cooker, space and plumbing for an automatic washing machine, space for a fridge, breakfast bar, central heating radiator, complimentary splash back tiling, PVCu door with glazed inserts and PVCu double glazed window to the rear garden aspect. Ceramic tiled flooring and wall mounted Worcester gas combination boiler which services the domestic hot water and central heating system.

To the first floor landing

Having access to the loft void, ceiling light and useful storage cupboard.

Bedroom One

9'1" x 13'6" max (2.79m x 4.13m max)

Having a PVCu double glazed window to the rear elevation, central heating radiator and ceiling light.

Bedroom Two

9'8" x 9'2" (2.97m x 2.81m)

Having a PVCu double glazed window to the front elevation, central heating radiator and ceiling light.

Bedroom Three

9'11" x 6'3" (3.04m x 1.92m)

Having a PVCu double glazed window to the rear elevation, central heating radiator and ceiling light.

Family Bathroom

Having a modern three piece suite comprising of a close couple WC, pedestal hand wash basin and a P shaped bath with panelled side and thermostatically controlled shower having rain head and hand held attachment. Ceramic tiled flooring, PVCu double glazed opaque window, central heating radiator and complimentary wall tiling.

Outside

Outside established garden to the front with wooden lean too having twin doors to the front and rear gardens. To the rear an established garden with patio immediately to the rear. Croft End is conveniently located close to the centre of the village, close to local shops, amenities and public transport routes leading into Derby City Centre, as well as having excellent road links including the A38 and A52 road networks

Single Garage

Having up and over door.

Area

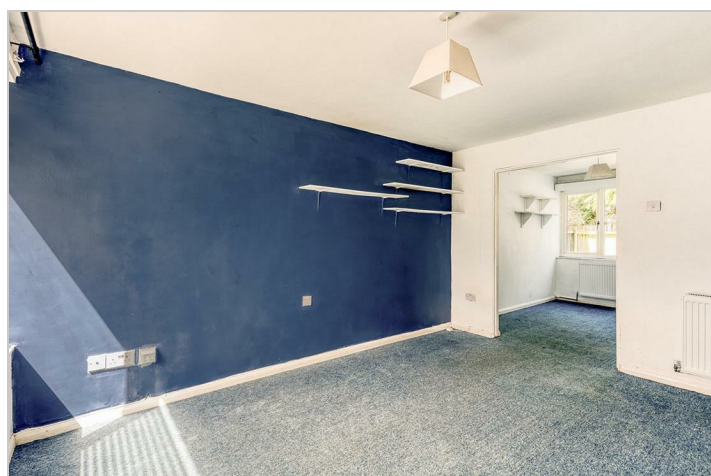
Little Eaton is a convenient sought-after village location situated approximately five miles north of Derby city centre and offers a good range of local amenities to include Co-op store, butcher, chemist, public houses, historic church and regular bus services. Little Eaton is well known for its village primary school and is within the noted Ecclesbourne Secondary School catchment area. Local recreational facilities are on St. Peters Park to include football, cricket, tennis courts, green bowls, children's playground and leisure pavilion.

For those who enjoy outdoor pursuits the nearby Drum Hill and Bluebell Woods provide some delightful scenery and walks.

Transport links close by include easy access onto the A6, A38, A50 leading to the M1 motorway.

Directional Note

Upon entering Little Eaton continue into the village, on reaching the parade of shops turn left into The Town and then first right into Barley Close. Continue along Barley Close, turning right into Croft End and the property will be found set back from the road on the left hand side.



Road Map



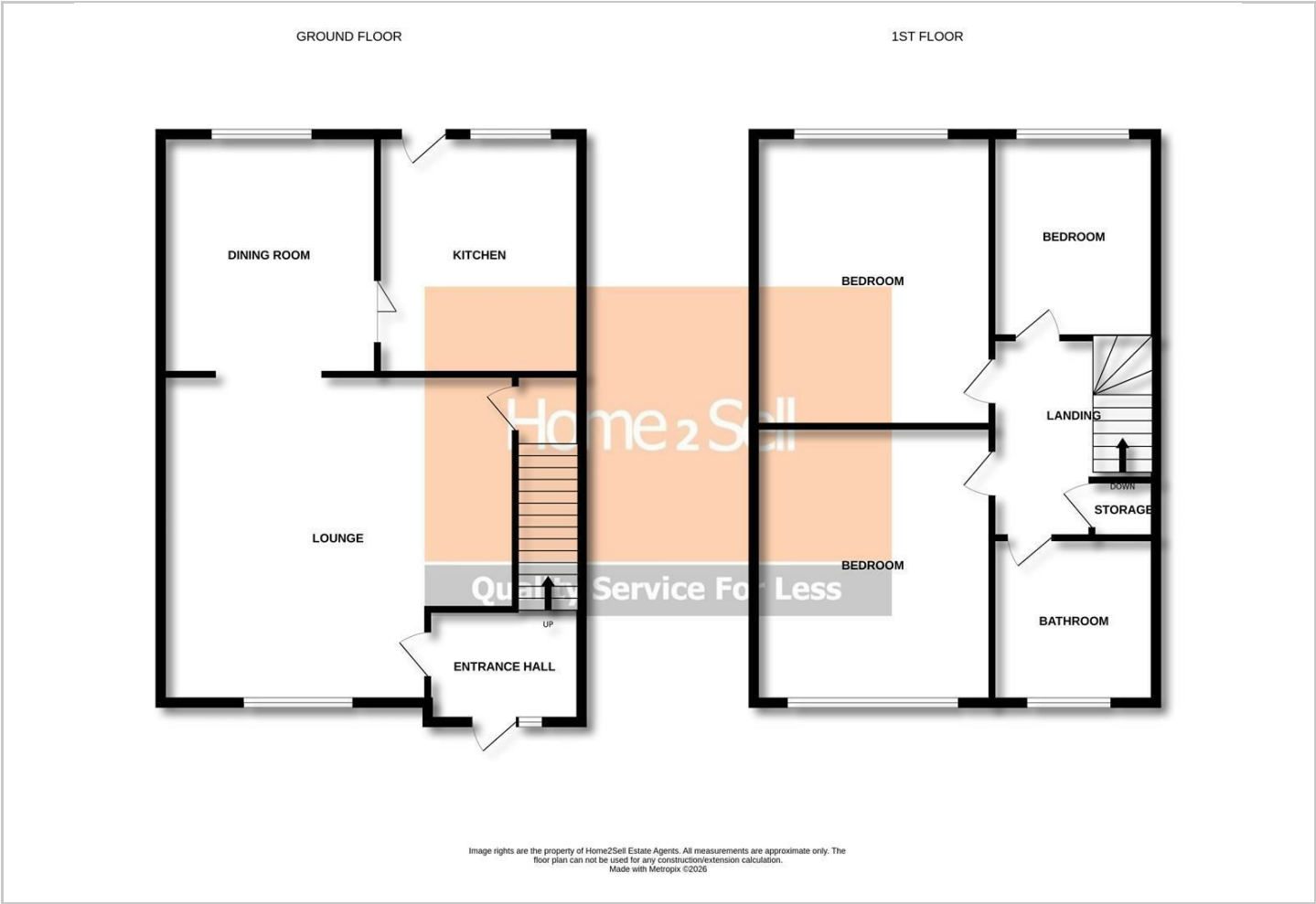
Hybrid Map



Terrain Map



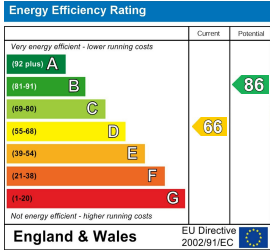
Floor Plan



Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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