



£425,000

Park View Alferton Road, Derby DE21 5AW

Character Property | 3 Bedrooms | 1 Bathroom

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FALL HOUSE  
FALL VIEW

# Step Inside

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## Key Features

- No Upward Chain
- Extended Character Property
- 3 Double Bedrooms & 2 Reception Rooms
- Beautiful Rear Garden
- Woodland Outlook
- Driveway & Attached Garage
- Ecclesbourne School Catchment
- Private Cul-De-Sac Location
- View Absolutely Essential!
- COUNCIL TAX BAND C

## Property Description

An opportunity to acquire this spacious and extended three bedroom family home located in highly regarded position and benefitting from being located within the 'Ecclesbourne School Catchment Area' and offered for sale with no upward chain.

## Main Particulars

Derbyshire Properties are delighted to introduce for sale this spacious, extended and well maintained character property, located right in the heart of Little Eaton. The property benefits from a non-estate position and spacious living for all the family with superb private garden to the rear elevation. Internally the property briefly comprises of:- entrance porch, dining room, kitchen/breakfast room, living room. To the first floor a landing provides access to 3 double bedrooms and bathroom. Externally the property benefits from a low maintenance frontage, superb rear garden and side driveway and attached garage.

We believe the property will ideally suit families looking to take advantage of the Ecclesbourne school catchment.

### Ground Floor

#### Entrance Porch

Entered via hardwood door with glass inserts from the side elevation into the spacious light and airy porch with feature arched window to the front elevation, wall mounted single radiator and wood effect laminate floor covering. Internal door leads to:-

#### Dining Room

4.42m x 3.94m (14' 6" x 12' 11") With two double glazed mock sash windows to the front elevation, wall mounted radiator, decorative coving to ceiling, wall lighting and open-plan turning staircase to the first floor landing.

#### Kitchen/Breakfast Room

4.36m x 3.07m (14' 4" x 10' 1") This beautifully designed kitchen comprises of a range of contrasting wall and base mounted shaker style units with roll-top worksurface incorporating a double stainless steel sink drainer unit with mixer taps and tiled splashback. Space for cooker with cooker hood and extractor fan over, integrated dishwasher, integrated fridge/freezer, under cupboard lighting, decorative coating to ceiling and tiled floor covering. Double glazed mock/window to the rear elevation and French doors provide access onto a beautiful outside terrace.

#### Living Room

4.38m x 3.90m (14' 4" x 12' 10") Double glazed sash windows to front elevation, additional window to the rear elevation, decorative coving to ceiling, wall lighting and wall mounted radiator. The feature focal point of the room is a gas fire with stones surround and raised tiled hearth.

### First Floor

#### Landing

Accessed via the dining room with wall mounted lighting and ceiling mounted loft access point. Useful linen storage cupboard and internal doors accessing all three

bedrooms and bathroom.

#### Bedroom 1

4.16m x 3.10m (13' 8" x 10' 2") Double glazed mock sash window to the rear elevation providing beautiful views over the rear garden. Wall mounted single radiator and space for wardrobes.

#### Bedroom 2

4m x 3.87m (13' 1" x 12' 8") Double glazed mock sash window to the front elevation, wall mounted radiator, wall lighting and feature storage alcove.

#### Bedroom 3

3.9m x 2.49m (12' 10" x 8' 2") With double glazed mock sash window to front elevation, wall mounted radiator and space for bedroom furniture.

#### Bathroom

2.5m x 1.64m (8' 2" x 5' 5") Comprising of a three-piece modern white bathroom to contain WC, vanity unit and panel bath with main fed shower and attachment over. Double glazed obscured mock/window to the rear elevation, part wall tiling walls, wood floor covering and ceiling mounted spotlights and extractor fan.

#### External

##### Outside

To the front elevation is a gravelled low maintenance frontage with tarmac driveway and attached Stone built garage with electric up and over door.

The rear garden benefits from a beautiful full width Indian sandstone patio with stone retaining wall and steps leading down to a large lawn with attractive stonewall boundaries and trellising. A brick built outbuilding provides useful storage space, wall mounted security lighting, gated access to the side elevation and a beautiful woodland outlook to the rear elevation.

#### 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.

6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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