



Silver Birches Moor Lane, Little Eaton, DE21 5AU

Asking Price £1,000,000

- Stunning Detached Property
- Secure Electric Gated Driveway Parking & Garage. EV Charging Point
- EPC Rating D
- BBQ Hut & Summerhouse
- Four Double Bedrooms, One With En-Suite
- The Property & Landscaped Gardens Sit On An Impressive 1.3 Acre Plot
- Can Be Sold Furnished To A High Specification
- LPG Gas Fire & Oil Based Central Heating
- The Property Can Be Sold With Just Over 6 Acres (approx) Ideal For Any Equestrian Enthusiasts
- Ecclesbourne Catchment Area

Silver Birches Moor Lane, Little Eaton DE21 5AU

Silver Birches, a truly stunning detached residence accessed through wrought iron electric gates that open onto a generous driveway leading to the striking front of the property. This impressive residence is situated on an elevated plot in the charming village of Little Eaton. Located just under 5 miles from Derby, offering a blend of rural tranquility and easy access to Derby city amenities. The bungalow boasts an impressive 2,908 of sq. ft. (approx.) The property and landscaped gardens sit on an impressive 1.3 acre plot (approx). The property can be sold for £1,300,000 to include in excess of 6 acres (approx) perfect for any equestrian enthusiasts.



Council Tax Band: G



Entrance Hallway

Having marble effect porcelain tiled flooring, neutral décor, window to the front aspect, recessed LED lights and three column radiators,

Cloakroom

Having a two-piece white suite comprising low level flush button WC and ceramic wash hand basin vanity unit with mixer tap. Marble effect porcelain tiled floor, column style radiator, neutral décor, recessed LED lights and glazed window to the front aspect.

Open Plan Kitchen

Having a good range of contemporary style fitted tall units incorporating warmer drawer, drawer units, integrated Neff dishwasher, integrated Neff ovens x 2 with sliding underneath doors, and integrated Neff microwave. Complementary large granite center piece providing work surface space with extractor fan and composite sink. Smoke alarm, marble effect porcelain tiled floor with underfloor heating, double glazed sliding patio doors x2 to the rear aspect, contemporary radiator, neutral décor, and recessed LED lights.

Utility Room

Having Quartz effect work surface over and stainless steel sink drainer unit with mixer tap, low level appliance space housing the automatic washing machine, column radiator, built-in storage cupboard, recessed LED lights, marble effect porcelain tiled floor, neutral décor, and glazed window to the front aspect.

Living Room

Having aluminum sliding patio doors, double glazed window to the rear aspect, remote control 8ft double sided glass LPG gas fire inset into the wall, TV point, marble porcelain tiled floor with underfloor heating, column radiator, recessed LED lights and neutral décor.

Bedroom One

With mirrored built in slide doored wardrobes, light oak effect flooring, recessed LED lights, radiator, neutral décor and double glazed patio doors giving access through to the rear garden.

En-suite

Having shower with sliding glazed door, rain shower head above with black matt finished fittings, concealed cistern low level WC with black matt finish push button flush, his and hers black ceramic wash hand basins built into a vanity unit with double opening drawers below and marble shelf. Tall wall mounted cupboards, recessed LED lights, wall mounted black matt finished contemporary radiator, Velux double glazed windows to the rear aspect and glazed aluminum double glazed window to the rear aspect.

Bedroom Two

With mirrored built in slide doored wardrobes, light oak effect flooring, recessed LED lights, radiator, neutral décor and tall double glazed windows to the front and side aspect.

Bedroom Three

Having neutral décor, light oak effect laminate flooring, tall column radiator, two maple effect built-in double wardrobes and tall double glazed windows to the front and side aspect.

Bedroom Four/Study

With mirrored built in slide doored wardrobes, grey oak effect flooring, recessed LED lights, radiator, neutral décor and double glazed patio doors giving access to the front of the property.

Principle Bathroom

Having a four-piece white suite comprising concealed cistern low level WC with push button flush, back-to-wall free standing bath with chrome wall mounted mixer tap, white ceramic bowl wash hand basin standing on a vanity unit with marble top and double drawer unit below with chrome waterfall style mixer tap. Shower cubicle with wall mounted chrome mains fed shower unit, shower attachment and rain shower head above. Tall wall mounted column radiator, wall mounted LED backlit mirror, Travertine effect tiled floor, porcelain effect tiling to the walls, extractor fan, recessed LED lights and glazed window to the side aspect.

Externally

Driveway parking accessed through remote electric wrought iron gates. EV charging point.

Double garage with electric door, power and lighting.

Landscaped gardens, patio areas, koi waterfall pond, glassed bar area and rockery tiers. The property can be sold for £1,300,000 to include in excess of 6 acres (approx) perfect for any equestrian enthusiasts. There is also a separate access via a private road called Cherry Heights, off Morley Lane, which benefits from a hard standing area for around three horseboxes. There has been a static mobile home on the land for over ten years, therefore, subject to the necessary planning, any potential buyer may get approval for another dwelling. There is also a bridle path directly on Moor Lane. Further pictures and videos of the land are available upon request.

Additional Information

Electricity - Mains Supply

Water - Mains Supply

Heating - LPG Gas & Oil Central Heating

Septic Tank - Yes

Broadband - <https://checker.ofcom.org.uk/>

Broadband Speed - <https://checker.ofcom.org.uk/>

Phone Signal - <https://checker.ofcom.org.uk/>

Sewage - Septic Tank

Flood Risk - <https://check-long-term-flood-risk.service.gov.uk/risk>

Non-Standard Construction - No

Any Legal Restrictions - No

Other Material Issues - No

Additional Information & Disclaimer

Council Tax Band Rating:
Derby City Council - Band G
EPC Rating - D

This information has been sourced from the DirectGov website. One Sales & Lettings make no guarantee regarding its accuracy and we advise that you conduct further checks to ensure you are satisfied before proceeding with any purchase agreement.

The vendor has advised the following:
Property Tenure is Freehold

Agent Disclaimer:

One Sales & Lettings, their clients and employees:

1: Are not authorised to make or provide any representations or warranties regarding the property, whether on their own behalf, on behalf of their client, or otherwise. They accept no responsibility for any statements made in these particulars. These particulars do not constitute part of any offer or contract and should not be relied upon as statements or representations of fact.

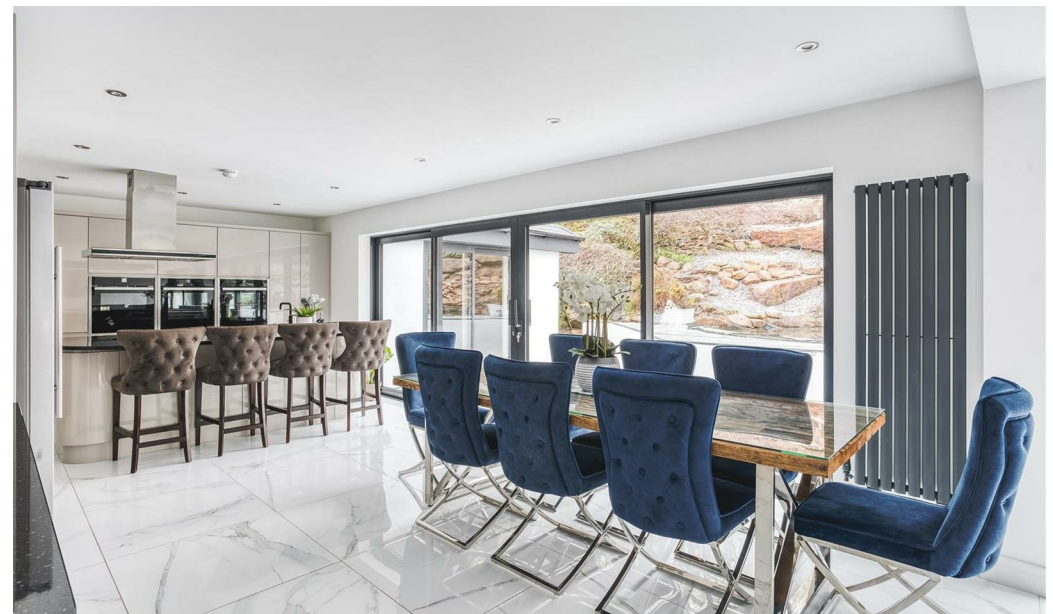
2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance purposes only and are not necessarily comprehensive. It should not be assumed that the property has obtained all necessary planning, building regulation or other consents. One Sales & Lettings have not tested any services, equipment or facilities. Purchasers are advised to conduct further investigations and inspections before entering into any agreement.

Purchaser Information:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. One Sales & Lettings require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to One Sales & Lettings removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements:

One Sales & Lettings have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

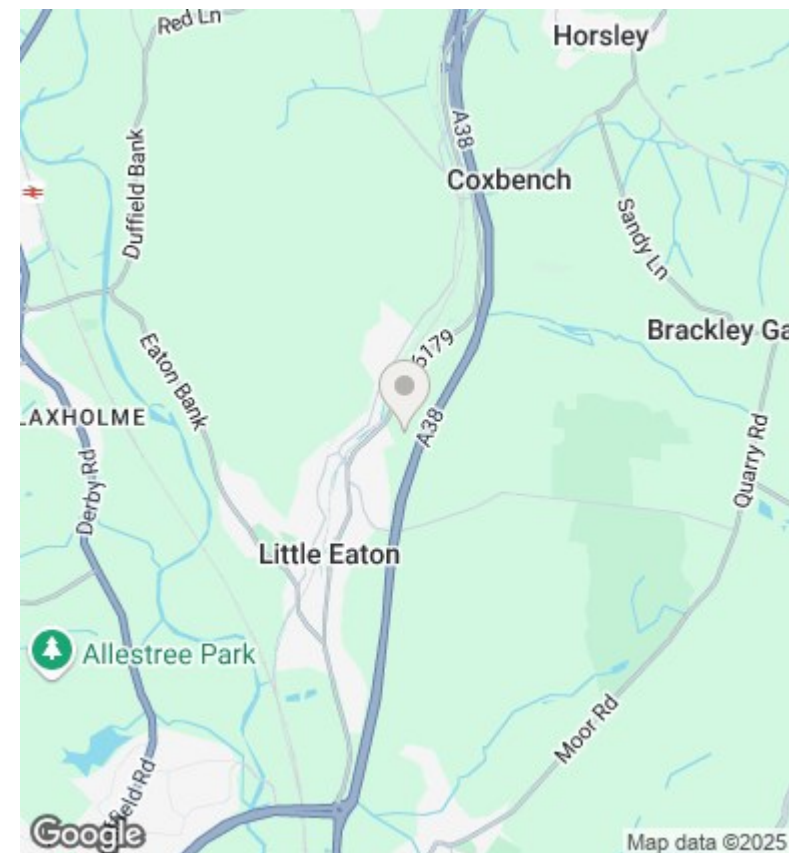




Approximate Area = 212.8 sq m / 2290 sq ft
 Garage = 31.4 sq m / 338 sq ft
 Outbuildings = 26 sq m / 280 sq ft
 Total = 270.2 sq m / 2908 sq ft
 For identification only. Not to scale.
 © Fourwalls



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 324540



Directions

Viewings

Viewings by arrangement only. Call 01332 910111 to make an appointment.

Council Tax Band

G

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

