



CURRAN  
BIRDS  
+ CO

Duffield Road  
Little Eaton, Derby  
£825,000



CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



**SPACIOUS DETACHED BUNGALOW WITH TRIPLE GARAGE & STUNNING PANORAMIC VIEWS** – A unique opportunity to acquire this individual extended three-bedroom detached bungalow, occupying a private elevated plot of just under half an acre. The property is accessed via a private gated driveway leading to an extensive parking area and an attached triple garage, with excellent potential for an annexe above.

Set back from Duffield Road in an elevated position, the property enjoys exceptional far-reaching panoramic views.

The accommodation extends to approximately 3,100 sq ft, including the triple garage and the floor above, which offers annexe potential. In brief, the property comprises a split-level entrance hall, WC, spacious lounge, conservatory, breakfast kitchen, three bedrooms and a family bathroom. The primary bedroom and bedroom two both benefit from en-suite facilities, while bedroom three also incorporates a study area.

Externally, the property is surrounded by beautifully established gardens, creating a true sense of privacy. An elevated patio seating area takes full advantage of the outstanding views. There are extensive lawned gardens and an orchard to the rear. The property is approached via a private driveway leading to a gated parking area, which provides access to both the bungalow and the triple garage.





## The Detail

Accessed via a gated entrance and sweeping driveway, the property immediately conveys a strong sense of seclusion and privacy.

Inside, the split-level layout creates a natural flow between the living and bedroom accommodation. The spacious lounge is generously proportioned, centred around a dual-aspect log burner and framed by large picture windows that take full advantage of the outstanding garden and countryside views. The lounge opens into a substantial conservatory, designed for year-round use and featuring the dual-sided log burner, which also serves the lounge. The conservatory is further enhanced by air conditioning and doors opening directly onto the garden terraces.

The breakfast kitchen is both practical and well-appointed, fitted with limed oak wall, base and drawer units complemented by granite worktops and a breakfast bar. A dual-fuel range cooker is set within a chimney breast, alongside integrated appliances and direct access to the paved sun terrace.

The bedroom wing offers excellent flexibility, comprising three well-proportioned bedrooms, two of which benefit from en-suite facilities, in addition to a family bathroom. The spacious principal bedroom features fitted wardrobes and an en-suite shower room. The second double bedroom enjoys a beautifully appointed contemporary four-piece bathroom with separate bath and shower. The third bedroom also incorporates a dedicated study area.

Externally, the grounds extend to just under half an acre (0.44 acres) and include lawned gardens, ornamental planting, orchard areas and several paved seating terraces.

The attached triple garage is fitted with remote-controlled electric doors, provides extensive storage and includes a first-floor space with plumbing and electrics already installed, offering excellent potential for conversion into a home office or self-contained annexe. The property also presents exciting scope for further extension, subject to the necessary planning consents, including the possible conversion of the storage/gym space above the garage.





CURRAN BIRDS + CO

## The Location

Set within the well-regarded village of Little Eaton, this property enjoys a strong sense of community and a wide range of local amenities. The village caters well to day-to-day needs with a Co-Op, post office, excellent butchers, pharmacy and a popular garden centre.

When it comes to leisure and dining, residents are well served by The Queen's Head and The Bell and Harp pubs, as well as a highly regarded Greek restaurant Yassou offering authentic cuisine in a relaxed setting. For coffee or a light lunch, The Little Kitchen café is a much-loved local spot, known for its friendly atmosphere and quality food.

Active residents can take advantage of the facilities on St Peter's Park, including cricket, football, green bowls and tennis clubs. Further to this, an endless list of recreational activities / classes, catering to everyone from babies, right through to the retirees, available in and around the renovated village Hall. While nearby countryside walks offer a welcome retreat into nature. Families benefit from a well-rated primary school in the village and inclusion in the catchment for the renowned Ecclesbourne School.

In very close proximity, a choice of prestigious golf courses.

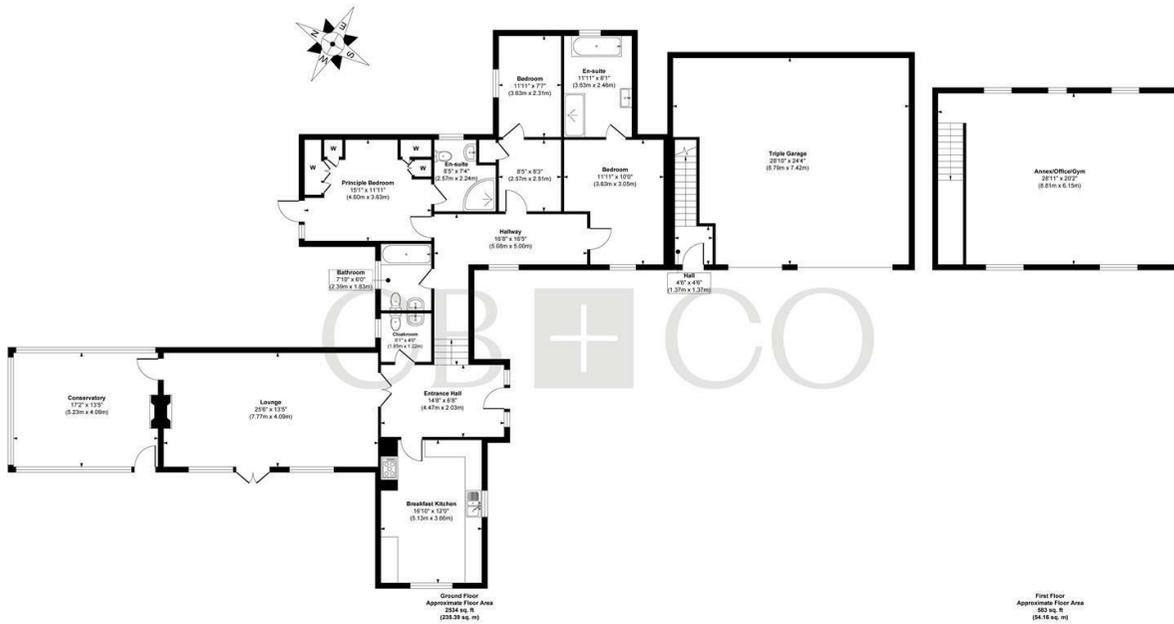
Regular bus services. Easy access on to the A6, A38, A50 leading to the M1 motorway.







**Duffield Road, Little Eaton, Derby**



**Approx. Gross Internal Floor Area 3117 sq. ft / 289.55 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

## The Particulars

- Spacious Extended Detached Bungalow with Triple Garage
- Ecclesbourne School Catchment Area
- Beautiful Private Secluded Position with Outstanding Panoramic Views
- Extensive Plot of Just Under Half an Acre (0.44 Acre)
- Versatile Split Level Accommodation with Annexe Potential
- Entrance Hallway, WC, Spacious Lounge, Conservatory & Breakfast Kitchen
- Three/Four Bedroom Layout, Two En-Suites & Bathroom
- Gated Entry, Extensive Driveway & Generous Mature Gardens with Orchard
- Triple Garage With First Floor Offering Annex Or Office Potential (Subject To Consent)
- Sought after Village Location - Easy Access to Duffield & Derby

### Size

Approx 1832.00 sq ft

### Energy Performance Certificate (EPC)

Rating D

### Council Tax Band

E

# CURRAN BIRDS + CO

*Let's Talk*

01332 411050  
hello@curranbirds.co  
curranbirds.co

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2024 All rights Reserved