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Crab Tree Hill
Little Eaton, Derbyshire
Offers in excess of: £450,000



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



ECCLESBOURNE SCHOOL CATCHMENT AREA – A beautifully extended and particularly well-proportioned three double bedroom detached home, situated in a delightful end-of-cul-de-sac position on Crabtree Hill, in the heart of Little Eaton. This thoughtfully designed family home offers excellent split-level ground floor living space, stylish interiors, and elevated views over Little Eaton and the surrounding woodland and countryside.

The versatile layout provides generous ground floor accommodation with split-level living areas, comprising: an entrance hallway, downstairs WC, and a spacious lounge that steps down to a dining room. French doors from the dining room open into a stunning garden room featuring a log burner and access to the rear garden. There is also a contemporary open-plan dining kitchen, again with a split-level dining area.

Upstairs, the first-floor landing leads to three well-proportioned double bedrooms and a modern family bathroom. The spacious and most impressive primary bedroom suite includes a dressing area and a stylish en-suite shower room.

Externally, the property benefits from a generous driveway, a detached single garage, and landscaped gardens to the front. To the side and rear, there are paved and decked seating areas—ideal for outdoor entertaining.





The Detail

The entrance hallway offers a front and side entrance and has tiled flooring and feature wood panelled walls. There is a staircase leading to the first floor and the hallway provides access to a downstairs wc, kitchen area and the stylish lounge.

The spacious lounge features a striking resin stone fireplace with a gas stove and has open plan access and steps down into a dining area, ideal for entertaining. From here, French doors lead into the beautiful garden room, complete with a log-burning stove and views over the rear garden through Velux windows and French doors.

The superb split level open-plan kitchen and dining area is fitted with stylish contemporary wood grain effect units, resin stone effect worksurfaces, integrated appliances featuring a induction hob with extractor hood over, built-in electric fan assisted oven, built-in electric combination microwave oven, integrated fridge/freezer and dishwasher. The kitchen area then has open plan access into the lower level dining area with a continuation of the tiled flooring. The dining area offers dual aspect windows and access to the separate dining room

Upstairs, the first floor landing offers natural light with a velux window and the landing provides access to the three double bedrooms and a contemporary bathroom. The most spacious primary suite bedroom enjoys far-reaching views across Little Eaton and includes a dedicated dressing area with bespoke built in wardrobes and a stylish contemporary en-suite shower room.

Outside, the property features landscaped gardens to the front, side, and rear. The side garden features a blend of patio and raised decking, providing a private, sunny spot for relaxing or entertaining, while the rear garden offers elevated views and additional seating areas.

A tarmac driveway provides off-road parking for two cars and leads to a detached brick-built garage with power and light.







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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.

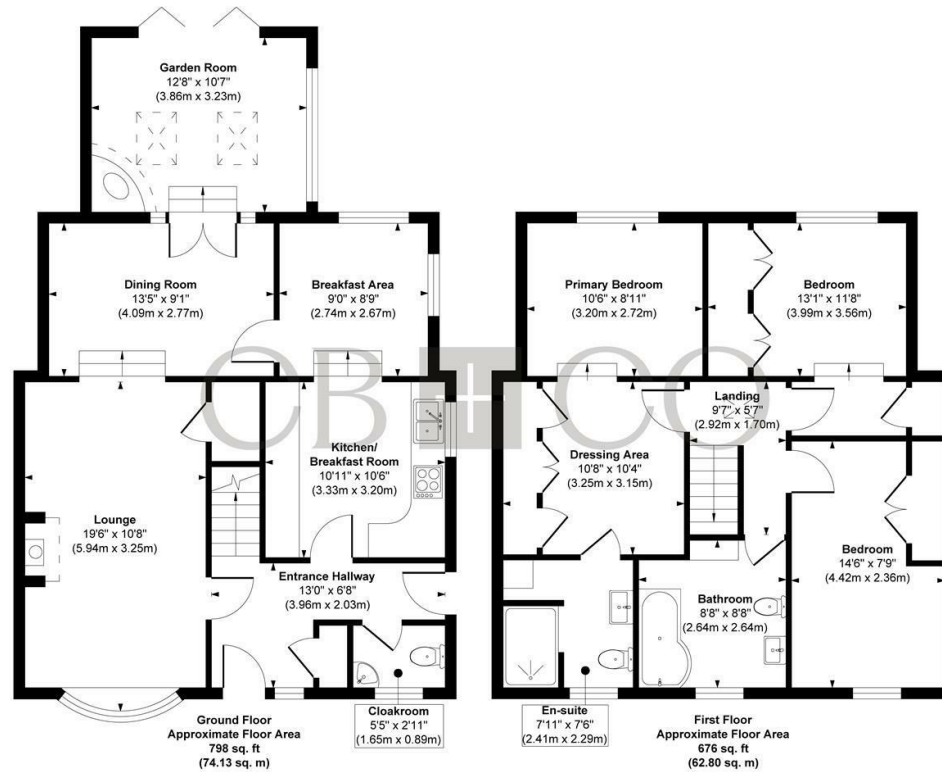
Regular bus services. Easy access on to the A6, A38, A50 leading to the M1 motorway.







Crab Tree Hill, Little Eaton, Derbyshire



The Particulars

- Spacious Extended Three Double Bedroom Detached Home
- Ecclesbourne School Catchment Area
- Delightful End of Cul-de-Sac Position
- Entrance Hallway, Downstairs WC
- Stylish Lounge with Split Level Access to Dining Room & Beautiful Garden Room
- Open Plan Dining Kitchen with Split Level Dining Area
- Three Double Bedrooms & Contemporary Bathroom
- Spacious Primary Bedroom Suite with Dressing Room & Contemporary En-Suite
- Generous Plot - Driveway, Detached Garage & Landscaped Gardens
- Sought after Village Location - Beautiful Countryside Walks

Size

Approx 1474.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

D

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Let's *Talk*

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