



DUFFIELD ROAD, LITTLE EATON, DERBY

GUIDE PRICE £899,950

4 BEDROOM | 2 BATHROOM | 3 RECEPTION



WELCOME TO DUFFIELD ROAD

ECCLESBOURNE SCHOOL CATCHMENT AREA - An attractive and extended four double bedroom detached family home of style and character, occupying a beautifully landscaped plot of approximately a quarter of an acre in one of Little Eaton's most sought-after locations, just a short walk from St Peter's Park and the scenic walks of Eaton Bank and Bluebell Woods.

Built in 2015 to a high specification, the property has been thoughtfully enhanced by the current owners and is presented to an exceptional standard throughout. The accommodation briefly comprises an entrance hall, sitting room with log-burning stove, study, snug, guest cloakroom, utility room, and a stunning open-plan dining kitchen featuring a bespoke handmade kitchen and a beautiful orangery with bi-fold doors opening onto the rear garden. To the first floor are four generous double bedrooms, a family bathroom, and a spacious primary bedroom with an en-suite shower room.

The property is set back behind a generous gated driveway providing ample off-road parking and access to a detached double garage. The beautifully landscaped rear garden is a particular feature, offering paved seating areas, generous lawn, and a timber-framed summerhouse with bar, creating an ideal space for outdoor entertaining.

THE DETAIL

Occupying a beautifully landscaped plot of approximately a quarter of an acre in the highly sought-after village of Little Eaton, this exceptional detached family home has been thoughtfully designed to combine timeless character with high-quality contemporary living.

An impressive oak-framed storm porch opens into a welcoming entrance hall with tiled flooring, leading to a choice of elegant reception spaces including a stylish sitting room with feature panelling, a cast iron log-burning stove and dual aspect windows. A separate study and adjoining snug, accessed through glazed doors, provide versatile accommodation ideal for home working, family living or a playroom.

Undoubtedly the heart of the home is the stunning open-plan living, dining kitchen, beautifully appointed with a bespoke handmade kitchen by Deville Interiors. Featuring solid wood cabinetry, quartz work surfaces, a contrasting central island and an extensive range of integrated Neff appliances, this outstanding space has been designed with both everyday family life and entertaining in mind. A separate utility room offers matching cabinetry and additional practicality, while the adjoining orangery, flooded with natural light from a striking glass lantern and bi-fold doors, enjoys delightful views across the rear garden and seamlessly connects indoor and outdoor living.

The first floor offers four generous double bedrooms, including an impressive primary bedroom suite with bespoke fitted wardrobes and a well-appointed en-suite shower room. Bedrooms two and three also benefit from built-in wardrobes, while the luxurious family bathroom features a traditional four-piece suite with separate shower and bath.

Approached via an extensive gated driveway providing ample parking, the property also benefits from a detached double garage. The beautifully maintained gardens feature Indian sandstone patios, expansive lawns, mature hedgerows and a further seating area, together with a substantial gazebo (available by separate negotiation) and a timber-framed summer house with bar, creating a superb outdoor entertaining space. This is a truly outstanding family home in one of Derbyshire's most desirable village locations.

CB+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 supermarket, 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.

AML Verification

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.





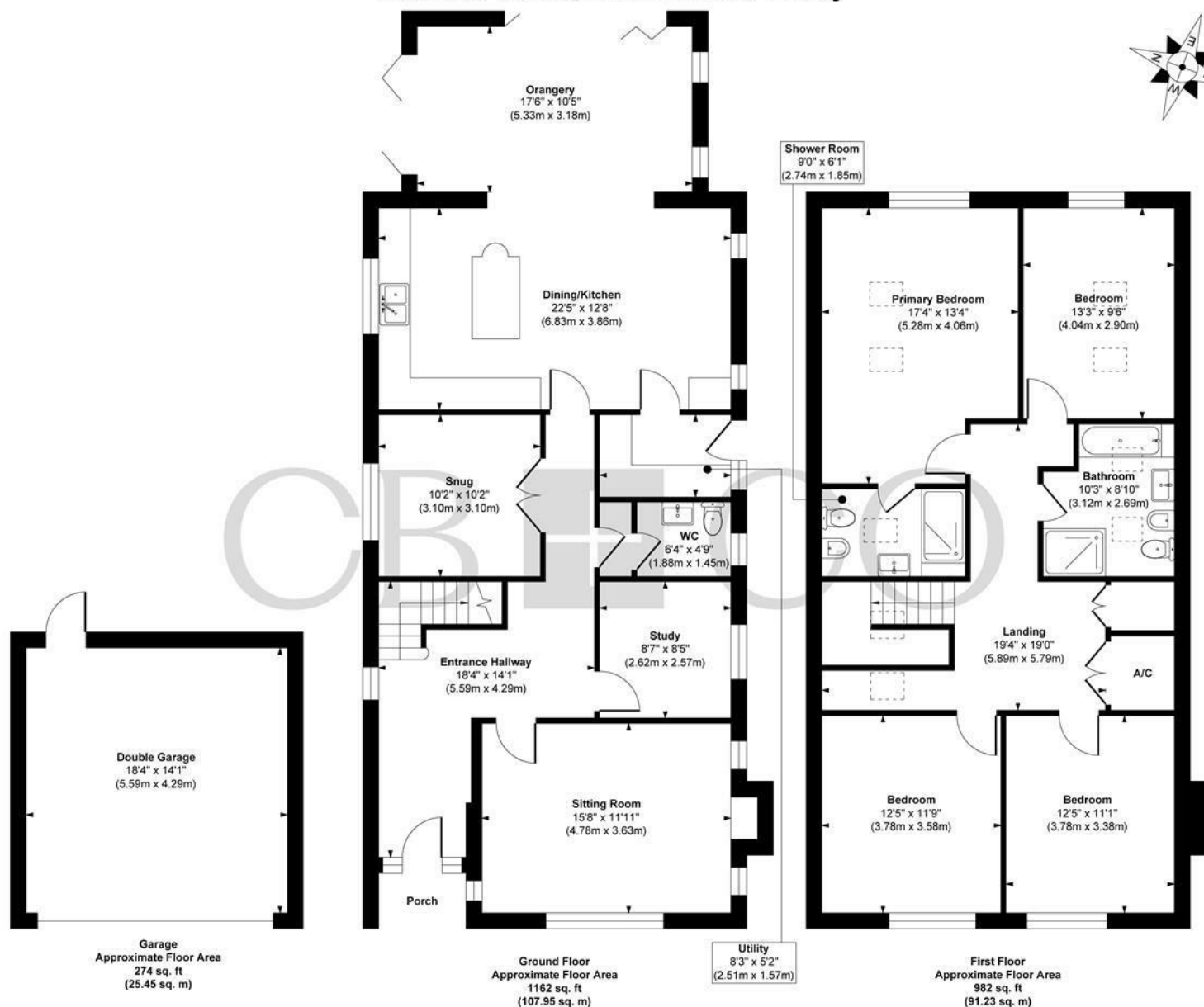
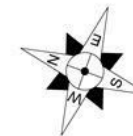








Duffield Road, Little Eaton, Derby



Approx. Gross Internal Floor Area 2376 sq. ft / 220.70 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

2102.00 sq ft

EPC RATING

C

COUNCIL TAX BAND

F

- Most Stylish Extended Detached Home of Style & Character
- Ecclesbourne School Catchment Area
- Premier Location close to St. Peter's Park - Highly Desirable Village Location
- Over 2100 Square Feet of Beautifully Appointed Accommodation
- Entrance Hallway, Cloaks WC, Utility Room, Study, Snug & Beautiful Sitting Room with Log Burner
- Stunning High Specification, Bespoke Living Dining Kitchen & Orangery with Bi-Folding Doors
- Four Generous Double Bedrooms, Family Bathroom - Primary Bedroom with En-Suite
- Generous Plot - Extensive Driveway & Double Detached Garage
- Stunning Professionally Landscaped Garden with Summerhouse/Bar
- Beautiful Family Home - Viewing a Must!

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

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