

Key features:

- elevated position in a cul de sac location with rear first floor overlooking valley
- easy access to City Centre, A52 and A38
- walking distance to shops, primary school, village green, tennis courts and playpark
- The Ecclesbourne School catchment area
- newly fitted dining/kitchen
- understairs storage
- downstairs wc
- off road parking
- car port
- separate utility room
- large storage area to rear
- 3 bedrooms
- Available from October 2011



21 Crabtree Hill, Little Eaton

TO LET £800.00 pcm *unfurnished*
3 Bedrooms *Ecclesbourne catchment*



“A village with a true sense of “family””



	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO2 emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	66	69	(55-68) D	64	67
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Floor Plan:

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This bright and light, well-maintained house is approached by a private driveway with steps down to the front door. It has a lawned garden to the front.

GROUND FLOOR

The ground floor of this property comprises:

Hallway (laid with laminate flooring)

With doors off to:

Downstairs wc with washbasin.

Store cupboard suitable for shoes, coats, etc
Dining/kitchen (6.3m x 3.2m)

Large dining area with laminate flooring. Leading down to a brand new kitchen with cream 'Shaker' style units, dark gloss worktops and stainless steel sink. The white goods included are fridge, separate freezer, washing machine and dishwasher. The window overlooks the patio and garden.

Door to : utility area (2.4m x 1.6m) with single drainer stainless steel sink and further cream shaker style units.



to view contact

Derbyshire Relocations

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www.derbyshirerelocations.co.uk



Dining Kitchen



Door to the covered car port.
Door into a large storage area (formerly the garage)

Fully carpeted lounge, running from the front to the back of the property:

The lounge is on two levels. The first level (5.5m x 3.3m), with bay window onto the front garden, has a feature coal/flame gas fireplace. There is a useful understairs storage cupboard suitable for storing books, DVD's, etc.

The lower part of the lounge (4.1m x 2.8m) has double doors opening onto the paved patio.



Dual aspect lounge



FIRST FLOOR

Carpeted stairs to the first floor:

Bedroom 1 (3.3m x 3.1m)

Overlooking the front of the property.

Bedroom 2
(3.5m x 2.3m and 2.3m x 2.00m)

This room was previously 2 bedrooms, but the landlord has removed a wall to form one larger bedroom. The room runs from the front to the back of the property, with windows overlooking the front and the rear.

Bedroom 3 (3.3m x 2.4m)

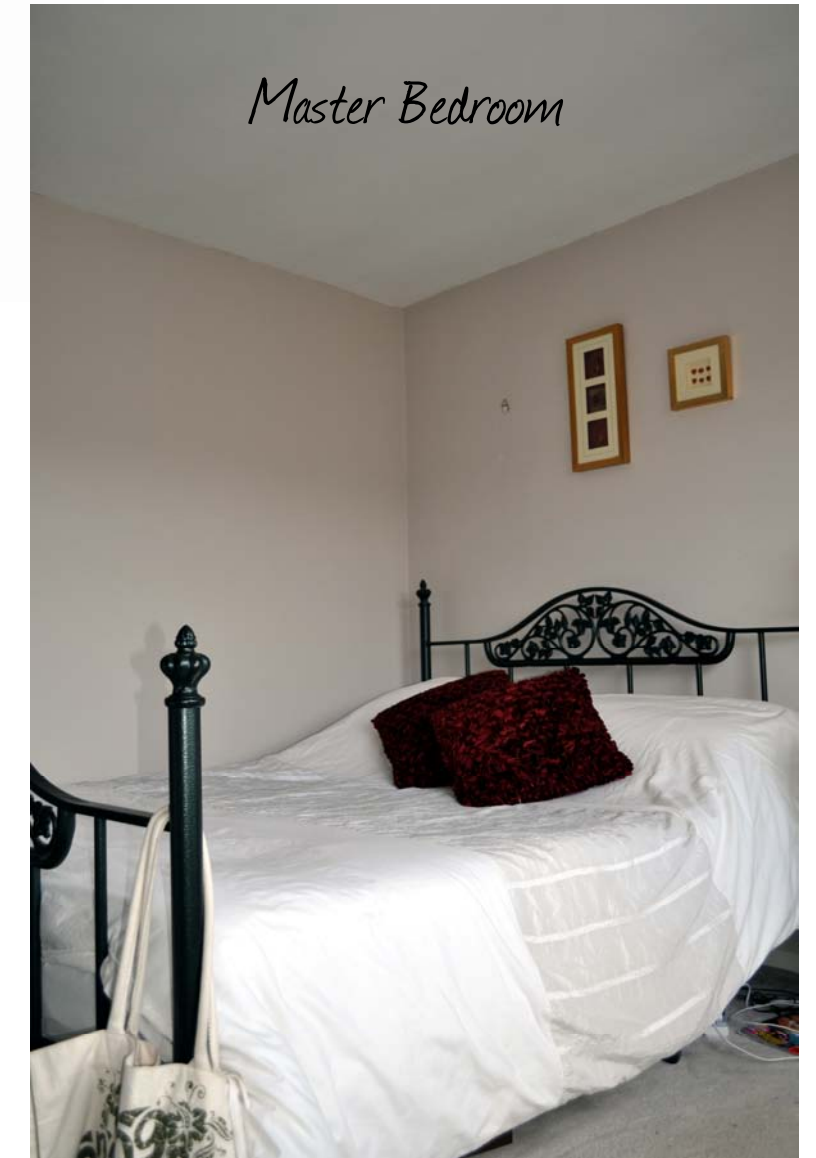
Overlooking the front of the property.

Bathroom (2.5m x 1.6m)

Featuring a bath, WC and hand basin.

Garden

To the rear of the property is a tiered garden. The patio area leads down to a lawn with shrubs and there is a further level laid to gravel.



Master Bedroom



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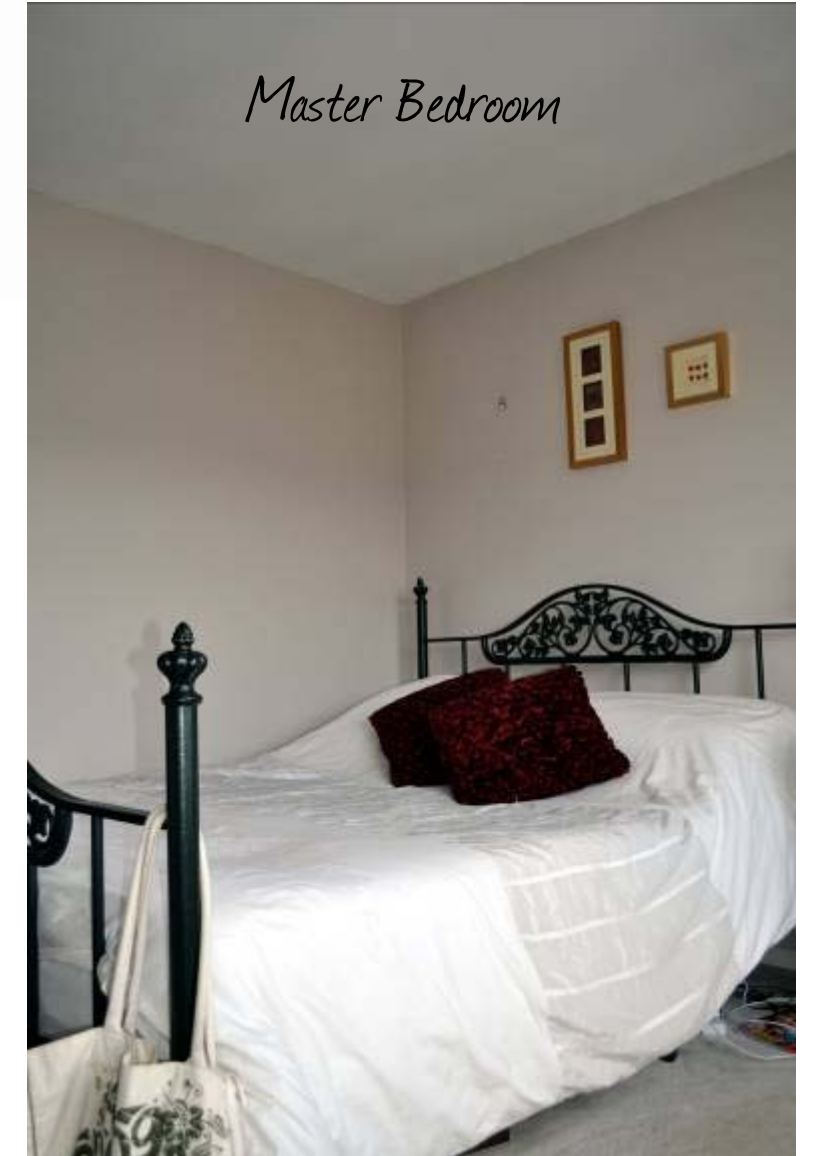
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