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benson

Breedon Hill Road  
Derby



Breedon Hill Road  
Derby DE23 6TG

for sale offers over  
**£290,000**



## Property Description

Nestled in the sought-after area of Normanton, this spacious four-bedroom home on Breedon Hill Road offers an ideal living space. Upon entering, you are greeted by a bright and welcoming lounge, perfect for relaxation or entertaining guests. Across the hallway is an additional reception room, offering versatile space that could be used as a formal dining area, playroom, or home office. For those needing extra work-from-home space, the property also includes a private study. The heart of the home is the well-equipped kitchen, offering ample storage and counter space, perfect for preparing meals and entertaining. Upstairs, you'll find four well-sized bedrooms, providing comfort and space for the whole family, and a modern family bathroom. The location is ideal for convenient living, with excellent transport links nearby. Bus routes are also within walking distance, making commuting simple and efficient.

For local amenities, residents can enjoy a variety of shops, supermarkets, and eateries close by, with Derby city centre just a short journey away for a wider range of dining, shopping, and entertainment options. Schools, parks, and leisure facilities are all within easy reach, making this property ideal for family life. This delightful home combines space, comfort, and a prime location, making it a must-see for potential buyers or renters seeking quality living in Normanton

## Entrance Hallway

## Cloakroom

Low level W/C, basin, UPVC window to side aspect, tiled floors.

## Lounge

18' 2" x 12' 3" ( 5.54m x 3.73m )

UPVC french doors to rear garden, UPVC windows to rear, feature fireplace, radiator, laminate flooring as well as natural decor.

## Additional Reception Room

14' 9" x 11' 11" ( 4.50m x 3.63m )

UPVC bay window to the front aspect, wooden flooring, radiator, feature fireplace.

## Study

14' 8" x 8' 10" ( 4.47m x 2.69m )

UPVC window to front, radiator, wood flooring.

## Kitchen

21' 10" x 8' 8" ( 6.65m x 2.64m )

Work surfaces, UPVC window to side and rear aspect, sink, mixer tap, draining board, tiled walls, eye level units and base level units, boiler, extractor fan, space for oven and washer, UPVC door to the rear garden.

## Landing

## Bedroom One

11' 1" x 13' ( 3.38m x 3.96m )

UPVC window to front and side aspect, carpets, built in wardrobe, radiator

## Bedroom Two

12' 3" plus wardrobe x 11' 2" ( 3.73m plus wardrobe x 3.40m )

UPVC window to rear and side aspect, carpet, radiator, built in wardrobe.

## Bedroom Three

12' 5" x 6' 6" ( 3.78m x 1.98m )

UPVC window, carpet, radiator.

## Bedroom Four

6' 10" x 5' 9" ( 2.08m x 1.75m )

UPVC window to side aspect, carpet, radiator.

## Bathroom

Corner bath, sloped ceilings, x2 sky lights, low level W/C, basin, shower over bath, tiled flooring, tiled walls.

## Exterior

Driveway to the front, good sized rear garden, mainly laid to lawn with a large patio area.















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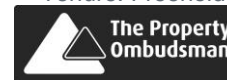
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EPC Rating: D Council Tax  
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Tenure: Freehold



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