

# Bandy Lane, Breadsall

aksresidential.com

Offers in the region of  
**£499,995**



This property at a glance:



1



4



2



2



B



Watch the video





# Bandy Lane, Breadsall



## Sam says:

"I love this home! The downstairs open plan living, kitchen dining room is fantastic, there is so much space for a great sized dining area and also has a breakfast bar, it really is the heart of the home allowing a brilliant space for family life or entertaining! The views to the front are stunning and it benefits from parking for at least four cars and a double garage. The bedrooms are all doubles and the master has an en-suite and a wardrobe area! This house has a lovely feel throughout and needs to be seen to be appreciated!"



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# Bandy Lane, Breadsall



**Did you spot...**

The open plan living areas?



## A message from the seller:

"Hi! Thank you for taking an interest in our home. We have loved living here for the past two years but have decided to move further out into the countryside to be nearer to family. Since we moved in as this house's first owners, we have loved the view looking out over the Derby skyline and will certainly miss waking up to that. Transport into the city is superb and there are some great walks along the Great Northern Greenway, as well as cinema and shops all within walking distance too. We're sad to leave but hope you will like this home as much as we have."



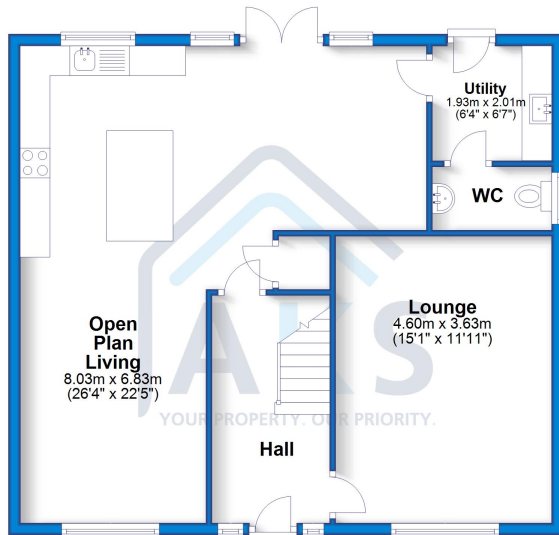


# Floor Plan

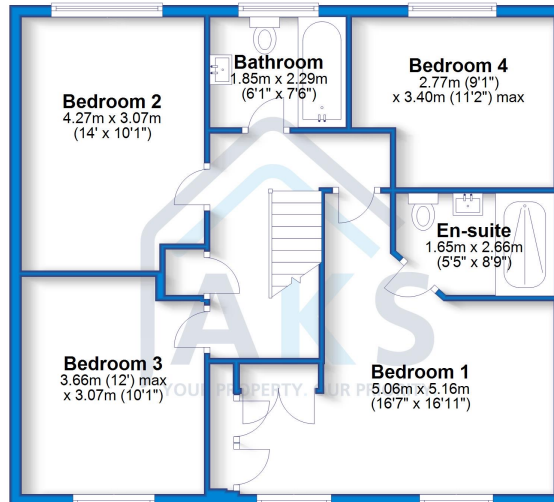


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**Ground Floor**  
Approx. 70.9 sq. metres (763.2 sq. feet)



**First Floor**  
Approx. 71.8 sq. metres (772.5 sq. feet)



Total area: approx. 142.7 sq. metres (1535.6 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		94
(81-91)	<b>B</b>	85	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





200+ 5 star Google Reviews



## Key Features:

- Double garage and driveway parking
- Great views to the front
- Fantastic living, kitchen, dining area
- Four double bedrooms
- Cul de sac location
- Beautifully presented
- Epc rating B



## About the area:

A beautiful and quiet village on the outskirts of the City, Breadsall has a local shop, church and easy access to the A6, A38 and A52 making it great for commuters. Just a few minutes from the village you can go on walks out in the countryside and there a village hall with playing fields. Within a 10 minute drive of the property, you can be in the City Centre or playing golf at Morley Hayes or Breadsall Priory Golf Clubs.



## Schools:



Don't miss out on the chance to own this incredible property!

To book a viewing with **Sam** call  
**01332 30 30 30**

[Click here](#) to watch the property video

[Click here](#) to view the Buyers Information Pack

