



5 Bed House - Detached

1 Darwin Fields Close, Breadsall Village, Derby DE21 5LS

Price £650,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- High Specification Detached Home
- Located In The Heart of Breadsall Village
- Two Reception Rooms
- Spacious Dining Kitchen
- Five Double Bedrooms
- Three Bathrooms
- Landscaped Gardens
- Driveway
- Large Garage - 20'11"x 10'5"
- Sought after Village Location

A most spacious, high specification five double bedroom, three bathroom detached property, occupying a small exclusive cul-de-sac in the heart of Breadsall Village and close to open countryside.

THE LOCATION

Breadsall Village is a picturesque and sought after village with its beautiful church and highly regarded primary school is located some 3 miles north of Derby City Centre and is surrounded by charming open countryside.

Local recreational facilities include golf courses at Breadsall Priory, Horsley Lodge and Morley Hayes all within approximately 4 miles.

The village has the benefit of fast connection to the principal trunk roads including the A52, A6 and A38 together with the motorway network including Junction 25 of the M1 motorway (approximately 9 miles distant) and onwards to East Midlands International Airport.

ACCOMMODATION

GROUND FLOOR

With underfloor heating.

Storm Porch

Entrance through archway into open storm porch with quarry tiled flooring and through a hardwood panelled entrance door with wood unit double glazed matching side panel windows into the entrance hallway.

Entrance Hallway

13'11"x 10'10"maximum (4.24m"x 3.30m"maximum)

Fitted with engineered oak flooring, underfloor heating, staircase leading through to the first floor with oak handrail and oak open spindles, alarm keypad, smoke alarm, under-stairs storage cupboard housing underfloor heating manifold, Wifi data control unit, engineered oak doors giving access through to the lounge, sitting room, downstairs WC and oak framed staircase leading down to the lower ground floor dining kitchen.



Contemporary Cloakroom/WC

Fitted with a Rocca two-piece suite comprising concealed cistern low level WC with Grohe chrome push button flush, wall mounted ceramic wash hand basin with Grohe chrome monobloc mixer tap and dark woodgrain effect vanity unit below, ceramic tiled floor with underfloor heating, ceramic tiled splash-backs, recessed LED downlighters, extractor fan and uPVC obscure double glazed window to the side elevation.



FIRST FLOOR MID-LEVEL

Lounge

18'9"x 14'10" (5.72m"x 4.52m")

With a beautiful, recessed fireplace with porcelain tiled hearth housing a cast iron log burner, tv and data points, built in ceiling speakers, underfloor heating, wall mounted heating controller, speaker volume controller, smoke and carbon monoxide alarm, two curved wall uplighters and aluminum bi-folding doors giving access through to the rear garden.



Family Room

16'11"into bay x 12'1" (5.16m"into bay x 3.68m")

With tv point, telephone and data point, underfloor heating, wall mounted heating control and uPVC double glazed box style bay window to the front elevation.



LOWER GROUND FLOOR

Spacious Dining Kitchen

22'3"x 12'5" (6.78m"x 3.78m")

With underfloor heating.



Kitchen Area

Fitted with a range of beautiful solid oak units comprising wall, base and drawer units with brushed stainless steel handles, square edge black granite worksurface over with matching splash-back, integrated appliances comprising two Neff stainless steel electric double ovens, Neff stainless steel 5 ring hob with wok burner and glazed black splash-back with Neff stainless steel extractor canopy over, Neff integrated microwave, Neff integrated dishwasher, Neff integrated separate fridge and freezer, integrated Neff washer dryer, under cupboard lighting, useful larder cabinet with slide-down door, undermounted one-and-a-half bowl stainless steel sink unit with chrome swan neck style mixer tap and draining grooves built into the granite, recessed LED downlighters, smoke alarm, built-in ceiling speakers, ceramic tiled floor with underfloor heating and uPVC double glazed window to the rear elevation.



Dining Area

With ceramic tiled floor with underfloor heating, alarm keypad, uPVC double glazed window to the front elevation, tv and data point, oak staircase leading through to the ground floor level and internal contemporary engineered oak door giving access through to the single integral garage.



Landing

With contemporary engineered oak doors giving access through to bedrooms four and five.

Bedroom Four

12'4"maximum x 11'4" (3.76m"maximum x 3.45m")

Fitted with built-in storage cupboard over stairwell with shelving and hanging rail, central heating radiator, tv and data point, uPVC double glazed window to the front elevation and contemporary engineered oak door giving access through to the Jack and Jill en-suite bathroom.



Bedroom Five

12'5" x 10'6" (3.78m" x 3.20m")

Fitted with built in triple mirror fronted wardrobes, tv and data point, central heating radiator and uPVC double glazed window to the rear elevation.



Jack and Jill En-suite Bathroom

12'4"x 11'2" (3.76m"x 3.40m")

Fitted with a beautiful Rocca four-piece suite comprising tiled-in bath with chrome mixer tap and shower attachment, concealed cistern low level WC with Grohe chrome push button flush, wall mounted ceramic wash hand basin with Grohe chrome monobloc mixer tap, double-width shower with sliding glazed door, wall mounted chrome mains-fed shower unit with shower head above and shower attachment, central heating radiator, porcelain tiled floor, porcelain tiled splash-backs, monochrome ladder style heated towel rail, shaver point, recessed LED downlighters, extractor fan and Velux double glazed windows to the front and rear elevations.



FIRST FLOOR

Landing

With central heating radiator, loft access, airing cupboard with access to pressurised hot water cylinder and contemporary engineered oak doors giving access through to three bedrooms and family bathroom.

Master Bedroom

13'5"x 10'11" (4.09m"x 3.33m")

Central heating radiator, tv, telephone and data point and uPVC double glazed window to the rear elevation.



Contemporary En-suite Shower Room

10'6"x 5'1" (3.20m"x 1.55m")

Fitted with a Rocca white three-piece suite comprising concealed cistern low level WC with Grohe chrome push button flush, wall mounted ceramic wash hand basin with Grohe chrome monobloc mixer tap, double-width shower with sliding glazed door and porcelain tiled splash-backs with feature vertical border, monochrome mains-fed shower unit with shower attachment and rain shower head above, inset mirror, recessed LED downlighters, extractor fan, monochrome ladder style heated towel rail and ceramic tiled floor.

Bedroom Two

18'8"x 7'10" (5.69m"x 2.39m")

Fitted with built-in wardrobes with mirror panels, tv and data point, central heating radiator and uPVC double glazed window to the rear elevation.



Bedroom Three

11'7"x 7'9" (3.53m"x 2.36m")

Fitted with built-in double wardrobe with mirrored panels, tv and data point, central heating radiator and uPVC double glazed window to the side elevation.



Beautiful Contemporary Family Bathroom

11'7"x 6'5" (3.53m"x 1.96m")

Fitted with a contemporary Rocca four-piece suite comprising wall mounted ceramic wash hand basin with Grohe chrome monobloc mixer tap, concealed cistern low level WC with Grohe chrome push button flush, tiled-in bath with chrome mixer tap and shower attachment with porcelain tiled splash-back area, double-width shower with sliding glazed door and porcelain tiled splash-backs, mains-fed chrome shower unit with shower attachment and rain shower head above, porcelain tiled floor, monochrome ladder style heated towel rail, inset mirror, recessed LED downlighters, extractor fan and uPVC obscure double glazed window to the side elevation.



OUTSIDE



Frontage and Driveway

The property has a wide block paved driveway providing off-road car standing for four vehicles leading through to a single integral garage with wall mounted up and down lighters, paved steps leading up to a paved pathway giving access through to the front door with a wall mounted up and down lighter, lawn section of garden with planting borders and timber gated access through to the enclosed rear garden.

Enclosed Rear Garden

A paved pathway to the left-hand side of the property with graveled channels leads through to a split-level paved patio area and further pathway leading up to a raised level paved patio area, lower-level timber decked seating area with Cotswold stone border, shaped lawn and hedgerow boundary to the rear and a fence panel boundary to both sides, three wall mounted up and down lighters and outside cold water tap.



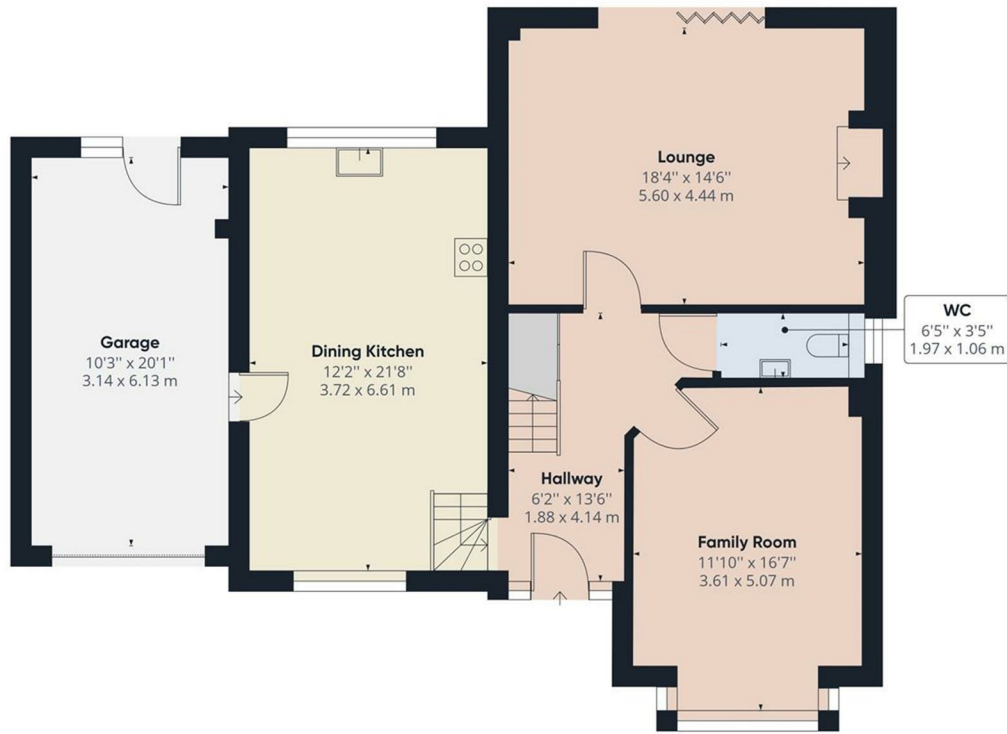
Integral Large Garage

20'11" x 10'5" (6.38m" x 3.18m")

With electric up-and-over door, wall mounted Worcester Bosch central heating boiler, LED strip light and composite panelled door with uPVC double glazed window to the rear elevation giving access through to the rear garden.

Council Tax Band

Erewash Council : Band G



Floor 0

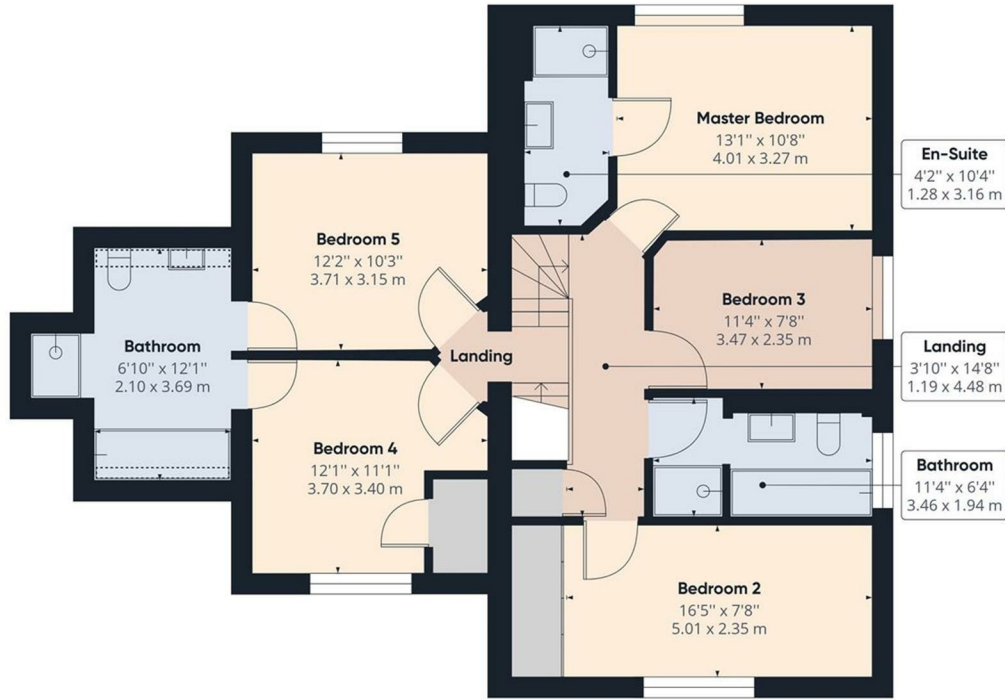
Approximate total area⁽¹⁾
 1078.20 ft²
 100.17 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Approximate total area⁽¹⁾
 914.33 ft²
 84.94 m²

Reduced headroom
 10.39 ft²
 0.97 m²

(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

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Floor 1

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	81	87
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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