

Fletcher & Company

16 Dale Acre Way, Breadsall, Derby, DE21 4UB

Offers Over £350,000

Freehold



- Beautifully Presented Detached Family Home
- NHBC Guarantee
- Popular Residential Location
- Guest Cloakroom/WC
- Modern Fitted Kitchen/Diner
- Spacious Lounge
- Four Generous Sized Bedrooms
- En-Suite & Family Bathroom
- Driveway & Detached Garage
- Enclosed Rear Garden





Summary

A beautifully presented, spacious four bedroom detached family home situated in a popular residential location with great access to local amenities, transport networks and three golf courses to include Morley Hayes, Horsley Lodge and Breadsall Priory Golf & Country Club.

The property has generous sized living accommodation throughout and is within the NHBC guarantee with the benefit of gas central heating, double glazing and energy efficiency. In brief, the accommodation comprises: entrance hall, guest cloakroom/WC, spacious lounge with feature bay window to front and modern living kitchen/diner to the rear with delightful views overlooking the rear garden. The first floor leads to two generous sized double double bedrooms with the master boasting an en-suite, two generous sized single bedrooms and family bathroom.

To the front of the property is a driveway providing ample off road parking leading to the detached garage and front entrance door with laid lawn and hedgerow boundary.

The rear enclosed garden features two patios and laid lawn with a timber fenced boundary.

F&C

The Location

Situated on the beautiful new Durose Country Park Development on the edge of Breadsall, with convenient access to local amenities in Oakwood and the Wyvern Retail Park.

Oakwood is approximately 4 miles East of Derby City Centre and offers a comprehensive range of local amenities including a good range of shops, reputable public houses, good schooling both at primary and secondary level and also a regular bus service into Derby City Centre.

A good range of local recreational facilities include the Springfield Leisure Centre and Locko Park with Elvaston Castle only a short drive away, offering delightful scenery and country walks.

Also well placed for three noted golf courses to include Morley Hayes, Horsley Lodge Country Club and Breadsall Priory.

The property is also well placed for offering easy access to the Derby ring road, the A38, A52 and M1 motorway, along with East Midlands International Airport.

Accommodation

Ground Floor

Entrance Hall

14'7" x 3'10" (4.45 x 1.17)

Composite entrance door with matching side panel to front provides access to entrance hall with wood effect flooring, central heating radiator and access to under-stairs storage cupboard and guest cloakroom/WC.

Guest Cloakroom/WC

7'0" x 3'4" (2.15 x 1.02)

Comprising low level WC, wall mounted wash handbasin with mixer tap, tiled splash-back, central heating radiator, continuation of wood effect flooring and uPVC double glazed window to front.

Lounge

16'1" x 11'4" (4.92 x 3.47)

With central heating radiator and uPVC double glazed bay window to front.



Living Kitchen/Dining Room

19'5" x 14'7" (5.94 x 4.46)

Fitted with a range of modern wall, base and drawer units with worksurface over, stainless steel one and a half bowl sink drainer unit with mixer tap, integrated dishwasher and fridge/freezer, built in dual electric oven, four ring gas hob with extractor unit over, tall contemporary radiator, continuation of wood effect flooring, feature panelling to wall, access to utility cupboard with plumbing for automatic washing machine and space for tumble dryer and uPVC double glazed French doors with matching side panels opening onto rear patio.



First Floor

Landing

With central heating radiator, access to loft, airing cupboard and doors to all four bedrooms and family bathroom.

Master Bedroom

14'1" x 10'7" (4.30 x 3.24)

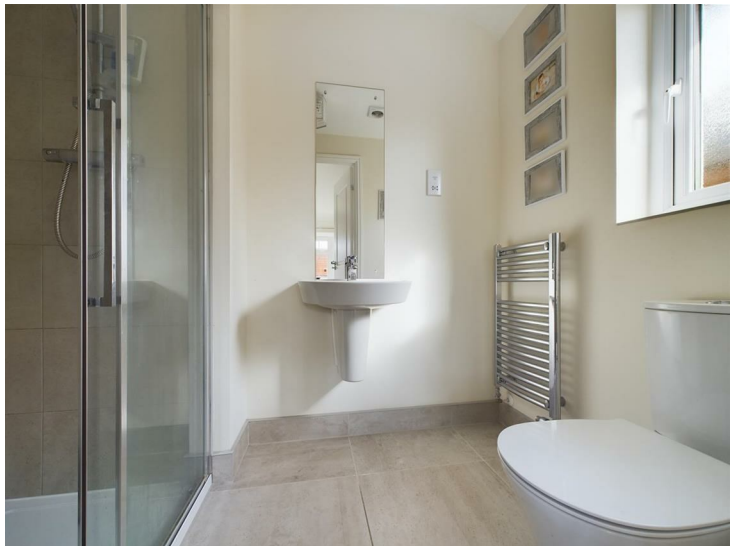
With central heating radiator, a good range of fitted wardrobes, uPVC double glazed window to front and door to en-suite shower room.



En-suite Shower Room

7'6" x 4'5" (2.29 x 1.36)

Comprising double shower enclosure, wall mounted wash handbasin with mixer tap, low level WC, chrome heated towel rail/radiator, extractor fan, shaver point, tiled walls, tiled floor and uPVC double glazed frosted window to rear.



Bedroom Two

11'5" x 9'9" (3.50 x 2.99)

With central heating radiator and uPVC double glazed window to rear.



Bedroom Three

9'5" x 7'7" (2.88 x 2.32)

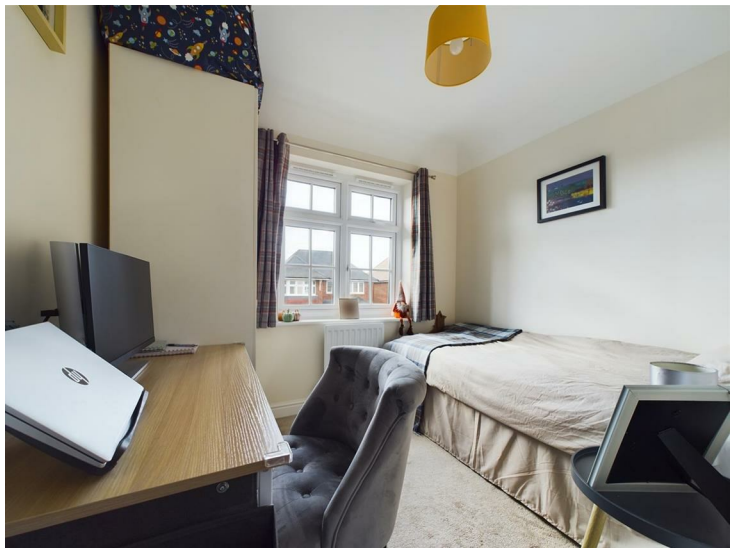
With central heating radiator, feaature half wood panelling to wall and uPVC double glazed window to rear.



Bedroom Four

8'7" x 7'3" (2.63 x 2.21)

With central heating radiator and uPVC double glazed window to front.



Family Bathroom

7'1" x 5'7" (2.16 x 1.71)

Comprising panelled bath with mixer tap and shower over, shower screen door, low level WC, wall mounted wash handbasin with mixer tap, chrome heated towel rail/radiator, shaver point, tiled walls, tiled floor and extractor fan.



Outside

Front Garden & Driveway

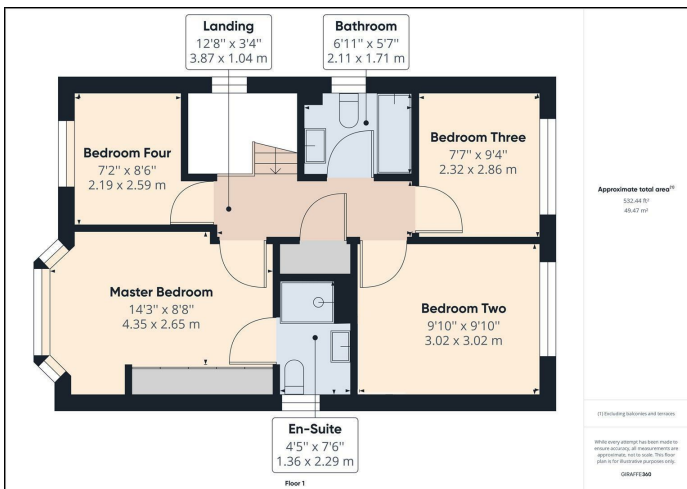
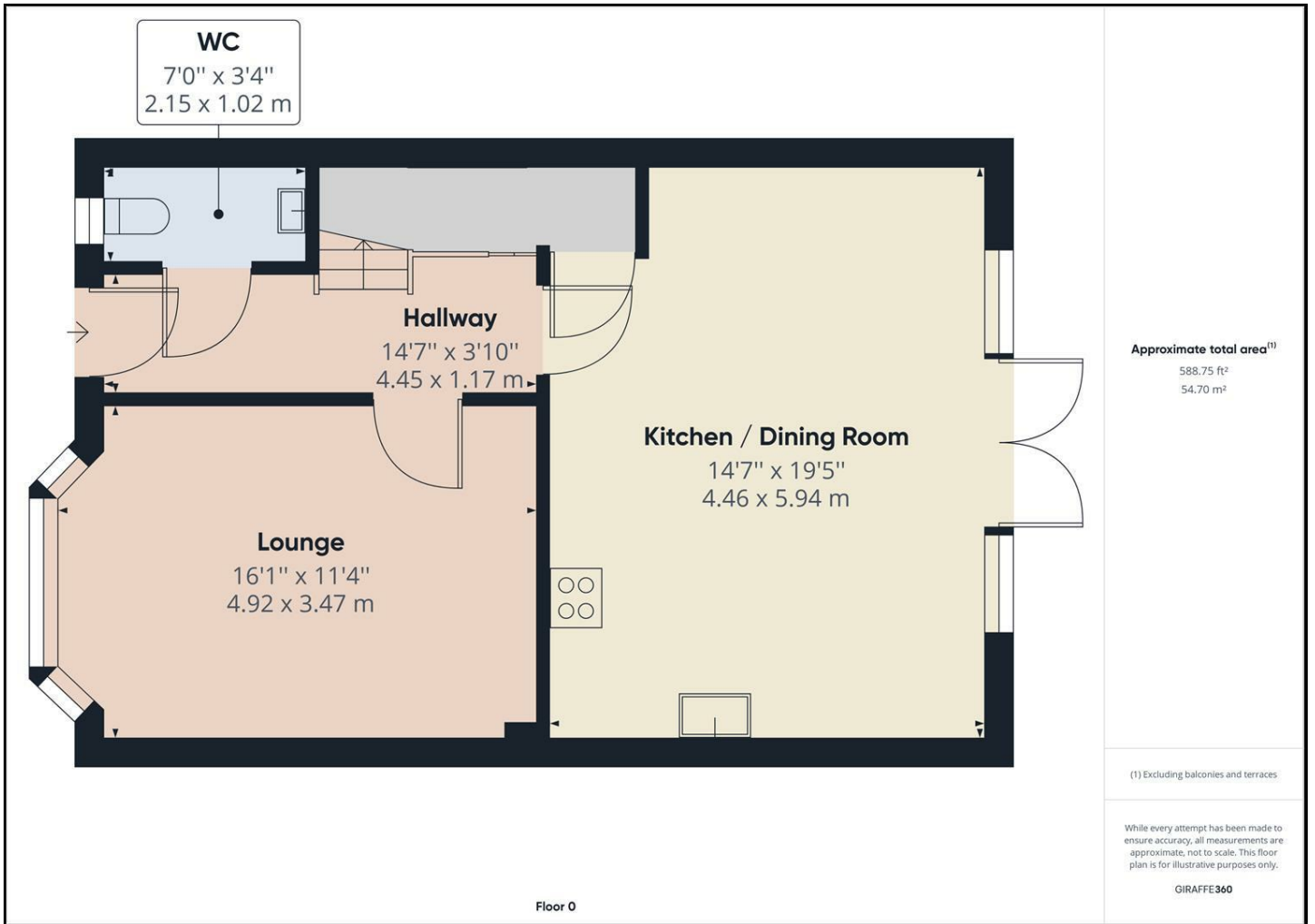
To the front of the property is a laid lawn and driveway providing access to the garage with a hedgerow boundary.

Detached Garage

Enclosed Rear Garden

The rear garden is laid to lawn with patio area enclosed by a fence panelled boundary.







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16 Dale Acre Way
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Council Tax Band: D
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	