

Fletcher & Company

76 Brookside Road, Breadsall, Derby, DE21 5LF

Offers Around £450,000

Freehold



- Spacious Detached Residence Occupying a Sought-After Location
- Double Glazing & Gas Central Heating
- Entrance Hall, Fitted Guest Cloakroom
- Large Split-Level Lounge/Dining Room with Feature High Ceiling
- Breakfast Kitchen & Utility Room
- Master Bedroom with En-Suite Shower Room, Three Further Bedrooms & Bathroom
- Driveway
- Integral Double Garage
- Landscaped Rear Garden Backing onto a Pleasant Vista of Mature Trees





Summary

Spacious four bedroom detached residence occupying a sought-after location on Brookside Road in popular Breadsall Village.

This is an opportunity to acquire a spacious four bedroom detached residence in sought-after Breadsall Village. The property is set back behind a driveway providing ample off road parking and access to the integral garage. To the rear of the property is a lower-level stone patio/terrace with steps leading up to a sloping lawn with a backdrop of mature trees.

Internally, the property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, large split-level lounge/dining room with French doors opening onto the patio, breakfast kitchen and utility room. The first floor landing leads to a master bedroom with en-suite shower room, three further bedrooms and bathroom.

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The Location

The village of Breadsall is very popular and benefits from amenities including an impressive church, recently built primary school, cricket ground, village hall, café and pleasant walks along the Great Northern Greenway footpath are within easy reach. The location also offers easy access into Derby City Centre and is also close to Breadsall Priory, Morley Hayes and Horsley Lodge golf courses.

Accommodation

Ground Floor

Entrance Hall

8'6" x 6'0" (2.60 x 1.85)

Stylish panelled and glazed entrance door provides access into the hallway with central heating radiator, staircase leading to the first floor with under-stairs storage cupboard, decorative coving with ceiling rose, double glazed window to the front and panelled doors to the fitted guest cloakroom, breakfast kitchen and impressive through lounge/dining room.

Fitted Guest Cloakroom

6'1" x 5'0" (1.87 x 1.53)

With a vanity unit comprising a granite worksurface with inset sink unit and mixer tap with fitted cupboards and low flush WC, central heating radiator, inset spotlight and double glazed window to the front.

Impressive Split-Level Lounge/Dining Room

Dining Area

13'9" x 8'10" (4.20 x 2.71)

With central heating radiator, recessed ceiling spotlighting and steps leading up to a large living room.



Lounge Area

19'3" x 13'10" (5.89 x 4.22)

With feature high ceiling incorporating exposed beams, feature stone wall with Heather Brown quarry tiled hearth, windowsill and tv shelf and double glazed windows to the side and rear with matching French doors opening onto the stone patio and garden beyond.



Breakfast Kitchen

19'10" x 9'10" (6.06 x 3.01)

With a good range of wood-edged preparation surfaces having tiled surrounds, inset one and a quarter sink unit with mixer tap, fitted base units with oak cupboard fronts and complementary wall mounted cupboards with underlighting, four plate induction hob with extractor hood over and feature brick surround, integrated dishwasher, appliance space suitable for a fridge/freezer, double oven and grill, double glazed windows to the front and side, stylish floor-to-ceiling contemporary style radiator and glazed door to the utility room.



Utility Room

9'4" x 6'11" (2.87 x 2.12)

With a purpose-built dog bath and adjacent worktop with appliance space beneath suitable for a washing machine, large storage cupboard, central heating radiator, double glazed window and door to the rear.



First Floor

Landing

Semi-galleried landing with a useful built-in storage cupboard, decorative coving with ceiling rose, double glazed window to the front and doors to four bedrooms and family bathroom.

Master Bedroom

15'9" x 12'11" (4.82 x 3.96)

With central heating radiator, bespoke fitted wardrobes, recessed ceiling spotlighting, decorative coving with ceiling rose, double glazed window to the front with a pleasant outlook over mature trees, two double glazed windows to the rear overlooking the garden and mature trees beyond and panelled door to the en-suite shower room.



En-Suite

6'4" x 2'11" (1.94 x 0.90)

Tiled with a white suite comprising low flush WC, wash handbasin, shower cubicle with integrated shower, chrome towel radiator, recessed spotlighting and double glazed window to the front.



Bedroom Two

11'10" x 10'4" (3.62 x 3.17)

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



Bedroom Three

9'8" x 7'11" (2.97 x 2.42)

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



Bedroom Four

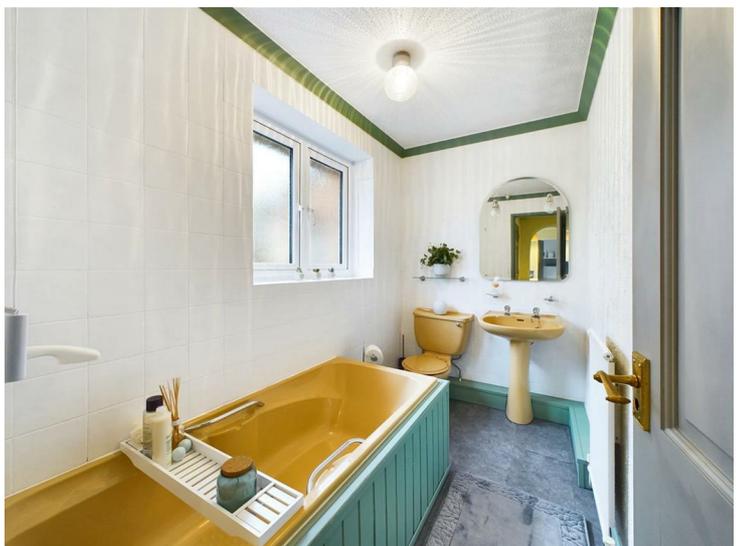
9'8" x 6'6" (2.96 x 2.00)

With central heating radiator, fitted wardrobe and double glazed window to the rear.

Family Bathroom

8'11" x 4'11" (2.73 x 1.51)

Tiled with a suite comprising low flush WC, pedestal wash handbasin, panelled bath, central heating radiator and double glazed window to the front.



Outside

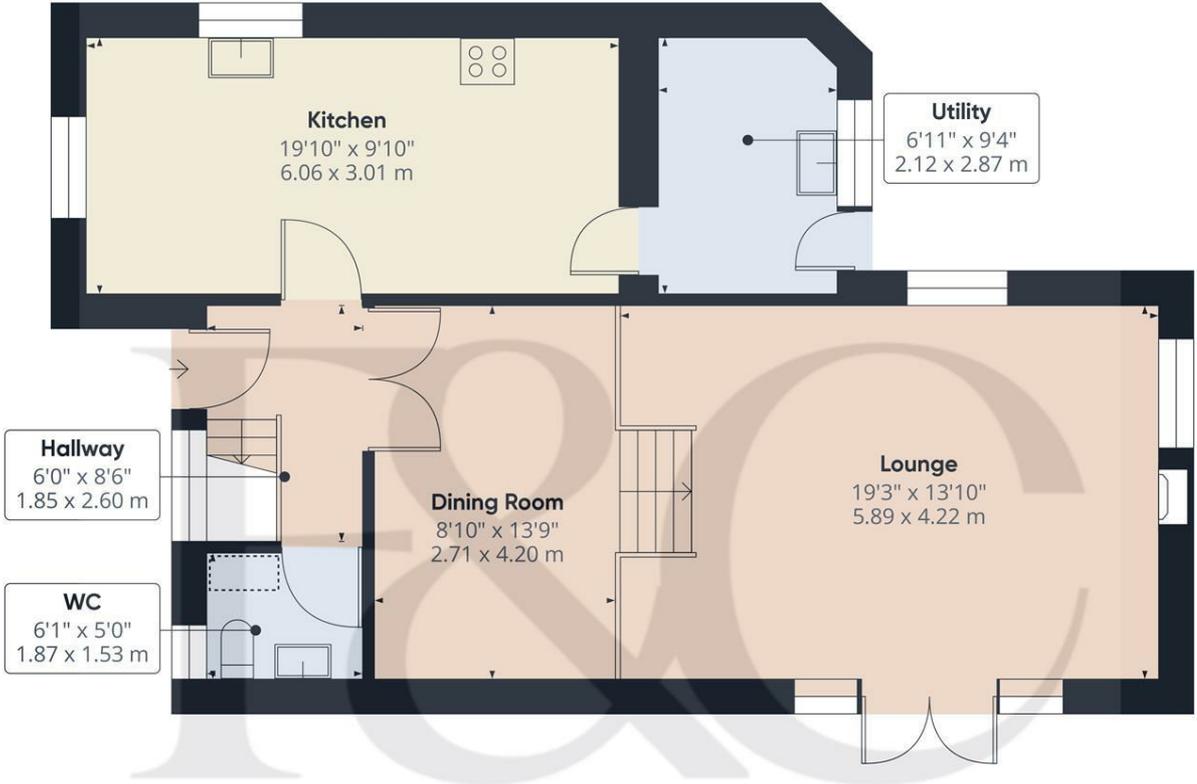
The property benefits from a large driveway accessed off Brookside Road, set back behind fencing incorporating ample off road parking and access to the integral double garage. To the rear of the property is a lower-level stone patio/terrace with views over the garden and mature trees in the distance with steps leading up to a sloping lawn bound by hedging and closed-slat timber fencing.



Integral Double Garage

Council Tax Band G - Erewash





Floor 0

Approximate total area⁽¹⁾
760.73 ft²
70.67 m²

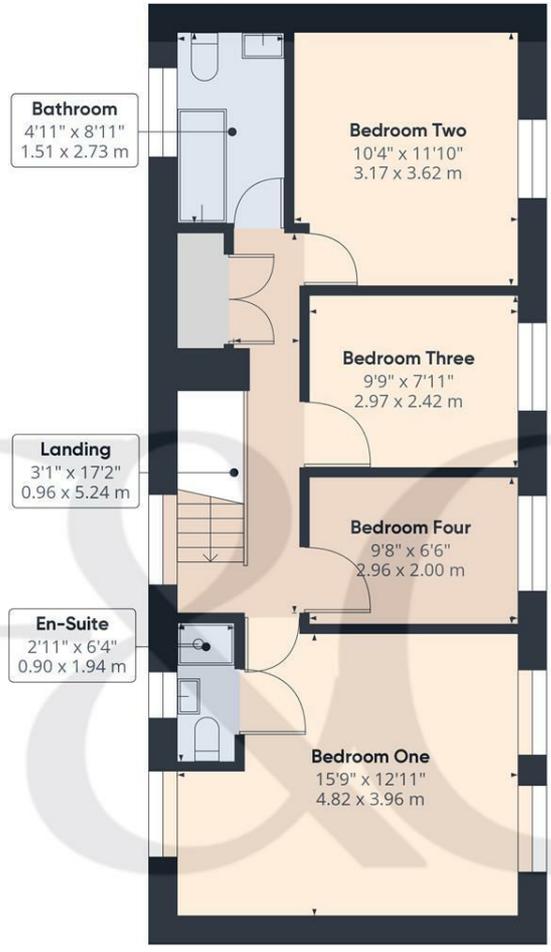
Reduced headroom
4.13 ft²
0.38 m²

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

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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Floor 1

Approximate total area⁽¹⁾
596.17 ft²
55.39 m²

(1) Excluding balconies and terraces

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76 Brookside Road
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Council Tax Band: G
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	