

Fletcher & Company

8 Brookfields Drive, Breadsall, Derby, DE21 5LJ

Offers In The Region Of £275,000
Freehold



- Superbly Presented Semi-Detached Bungalow
- No Upward Chain
- Double Glazing & Gas Central Heating
- Entrance Hall
- Spacious Lounge with French Doors to Garden
- Quality Fitted Kitchen
- Two Bedrooms
- Well Appointed Stylish Shower Room
- Good Sized Driveway
- Lawned Rear Garden with Extensive Patio/Terrace





Summary

Superbly presented, two bedroom semi-detached bungalow located on a quiet cul-de-sac in the desirable village of Breadsall.

This is a superb opportunity to acquire an immaculately presented, two bedroom semi-detached bungalow on a quiet cul-de-sac location in popular Breadsall, sold with the benefit of no upward chain. The double glazed and central heated living accommodation features entrance hall, spacious lounge, quality fitted kitchen with useful cupboard, two bedrooms and well appointed shower room.

The property is set back behind a driveway providing off road parking with access via a secure gate to the private enclosed rear garden with a stone terrace/patio and two lawned sections.

F&C

The Location

Breadsall is a highly desirable village located within easy access of Derby city centre and nearby retail park offering a large supermarket and a further range of retail outlets. The village itself offers a primary school, church, coffee shop and cricket club and also gives easy access onto the A38 and excellent transport links.

Accommodation

Entrance Hall

10'11" x 2'10" (3.35 x 0.87)

Panelled double glazed and leaded entrance door provides access into the L-shaped entrance hall with radiator, stylish wood effect tiled floor and access to loft space.

Lounge

15'4" x 10'10" (4.68 x 3.31)

With wall mounted electric fire, radiator, tv point and double glazed French doors with matching side lights opening onto the garden.



Kitchen

12'6" x 8'9" (3.82 x 2.68)

Featuring a range of granite effect preparation surfaces with tiled surrounds, inset stainless steel sink unit, fitted base cupboards and drawers with complementary wall mounted cupboards, inset four plate electric hob with extractor hood over and built-in oven beneath, appliance spaces suitable for a washing machine and fridge, panelled door to a useful storage cupboard housing the gas-fired boiler and double glazed door opening onto the rear garden.



Bedroom One

14'11" x 10'9" (4.57 x 3.29)

With radiator, wardrobe, drawers and double glazed window to the front.



Bedroom Two

9'5" x 8'9" (2.88 x 2.67)

With radiator and double glazed window to the front.



Stylish Shower Room

6'2" x 5'6" (1.88 x 1.68)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, shower cubicle with electric shower, radiator, extractor fan and double glazed window to the side.



Outside

To the front of the property is a tarmac driveway with brick edging providing off road parking for at least two vehicles which runs to the side of the property. Timber gates give access to the very private rear garden with an extensive stone patio/terrace extending to a pathway which leads to a useful storage shed and two lawned sections, enclosed by closed-slat timber fencing.



Council Tax Band C



Approximate total area⁽¹⁾
 606.55 ft²
 56.35 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.

Calculations are based on RICS IPMS 3C standard.

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Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	63	
(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	