

# Fletcher & Company

3 Darwin Fields Close, Breadsall, Derby, DE21 5LS

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£750,000

Freehold

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- Versatile & Superbly Appointed Accommodation
- Ideal for Large Family
- Entrance Hall & Fitted Guest Cloakroom
- Two Reception Rooms
- Quality Fitted Dining Kitchen with Lower Level Sitting Room
- Utility Room
- Five Bedrooms & Four Bathrooms/Shower Rooms
- Private Rear Garden
- Double Width Driveway & Double Garage







## Summary

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A most impressive, five bedroom, detached residence forming part of an exclusive development located in the heart of the highly desirable village of Breadsall.

This is a superbly appointed, large, modern, detached residence forming part of a select number of properties recently constructed by a highly regarded local developer.

The property is superbly appointed throughout and offers versatile and well-proportioned accommodation ideal for a family. Double glazed and gas central heated with underfloor heating throughout the ground floor with entrance hall, fitted guest cloakroom, lounge with feature media wall, separate family room, quality fitted kitchen with granite worktops with a lower level sitting room off, utility room and staircase to guest suite comprising double bedroom, separate WC and well-appointed shower room. The principle staircase leads to four further bedrooms, one with en-suite shower room, one with en-suite bathroom plus a main bathroom.

The property is set back behind an attractive, landscaped fore-garden and double width driveway leading to a double garage with remote control doors. There is a private rear, lawned garden with extensive decked seating/entertaining area with a backdrop of mature trees and neighbouring gardens.

# F&C

## The Location

Breadsall village is very popular due to its convenient location to a nearby retail park, large supermarket and Derby City centre. The village itself features a recently constructed primary school, cricket ground, impressive church, café/bistro and pleasant walks in the surrounding open countryside. There is also easy access to excellent transport links.

## Accommodation

### Ground Floor

#### Entrance Hall

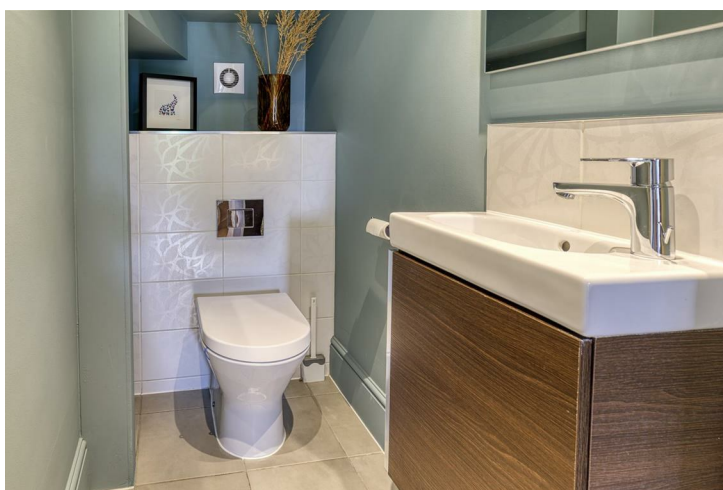
15'2" x 6'7" (4.64 x 2.03)

A panelled entrance door with double glazed sidelights provides access to spacious split-level entrance hall with underfloor heating, staircase to first floor and oak flooring. Underfloor heating continues throughout the ground floor accommodation.



#### Fitted Guest Cloakroom

Appointed with a low flush WC, vanity unit with wash handbasin and cupboard beneath and recessed ceiling spotlighting.





## Lounge

17'5" x 9'0" (5.33 x 2.76)

Having a feature chimney breast incorporating a tiled hearth and cast iron log burner, superb media wall with useful fitted storage shelving and space for flat screen TV, television aerial point and double glazed box bay window to front incorporating window seat.





## Family Room

14'2" x 11'4" (4.32 x 3.47)

With TV aerial point and double glazed windows to side and rear.



**Open Plan Dining Kitchen**  
20'6" x 11'8" (6.25 x 3.58)





## Dining Area

Having a good-sized dining area and double glazed bifold doors to garden.



### High Specification Fitted Kitchen

Featuring granite preparation surfaces with matching up stands, inset one and a quarter stainless sink unit with mixer tap, oak cupboard and drawer fronts, complementary range of wall mounted cupboards, five plate Neff gas hob with stainless steel splashback and extractor hood over, two built-in Neff ovens, appliance space suitable for a large American style fridge freezer, integrated dishwasher, recessed ceiling spotlighting and double glazed window to front. Steps lead down to a lower level sitting room.



### Utility

9'11" x 7'6" (3.03 x 2.29)

With granite effect worktop, inset stainless steel sink unit, oak cupboards beneath, complementary wall mounted cupboards, appliance space suitable for washing machine and tumble dryer and a panelled and double glazed door with matching sidelight to front.



### **Sitting Room**

15'7" x 8'9" (4.75 x 2.69)

Featuring bifold doors to the garden and stairs leading off to guest suite.



### **First Floor Landing to Guest Bedroom**

A secondary staircase (located off the kitchen area) gives access to the guest bedroom. Featuring a small landing with useful storage cupboard.

### Large Double Bedroom

17'6" x 14'5" (5.34 x 4.40)

Having two central heating radiators, TV aerial point and double glazed windows to front and side elevation.



### Shower Room

8'2" x 4'2" (2.51 x 1.28)

Partly tiled with a low flush WC, half pedestal wash handbasin, separate shower cubicle, chrome towel radiator and recessed ceiling spotlighting.



### WC

5'1" x 3'3" (1.55 x 1.01)

Partly tiled with a low flush WC, vanity unit with cupboard beneath and recessed ceiling spotlighting.



### **Principle First Floor Landing**

9'4" x 5'8" (2.87 x 1.75)

Having an airing cupboard housing the hot water cylinder, central heating radiator and access to loft space.



### **Master Bedroom**

14'1" x 14'6" (4.30 x 4.42)

With central heating radiator, stylish fitted wardrobes and double glazed window to rear offering pleasant views over neighbouring gardens and mature trees.



### **Superbly Appointed En-Suite Shower Room**

10'3" x 3'11" (3.13 x 1.21)

Partly tiled with a white suite comprising low flush WC, twin wash handbasins with useful drawers beneath, large walk-in shower cubicle, chrome towel radiator and recessed ceiling spotlighting.



### **Bedroom Two**

14'8" x 8'11" (4.49 x 2.74)

With central heating radiator, TV aerial point, fitted wardrobe and double glazed window to front.



### **Bedroom Three**

12'0" x 9'8" (3.67 x 2.97)

Having a central heating radiator, fitted wardrobe with sliding mirrored doors and double glazed window to rear with pleasant view.





### En-Suite Shower Room

9'10" x 6'1" (3.01 x 1.87)

Partly tiled with a white suite comprising low flush WC, vanity unit with wash handbasin with marble worktop and drawers and cupboards beneath, bath, large walk-in shower cubicle, chrome towel radiator, recessed ceiling spotlighting and double glazed window to rear.



### **Bedroom Four**

10'5" x 8'5" (3.20 x 2.59)

Having a central heating radiator and double glazed window to front.



### **Well-Appointed Bathroom**

9'1" x 5'9" (2.77 x 1.76)

Partly tiled with a white suite comprising low flush WC, half pedestal wash handbasin, panelled bath with shower over, chrome towel radiator, recessed ceiling spotlighting and double glazed window to front.





## Double Garage

17'11" x 17'7" (5.48 x 5.37)

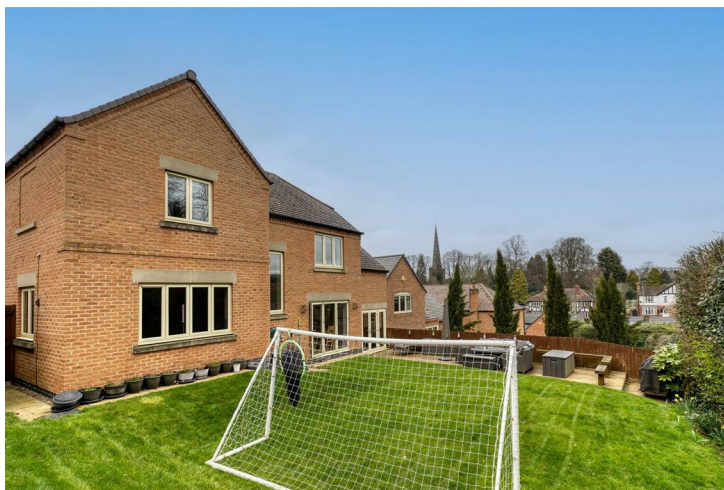
With remote up and over door, power, lighting, wall mounted Worcester gas fired boiler and two double glazed windows to the side elevation.



## Outside

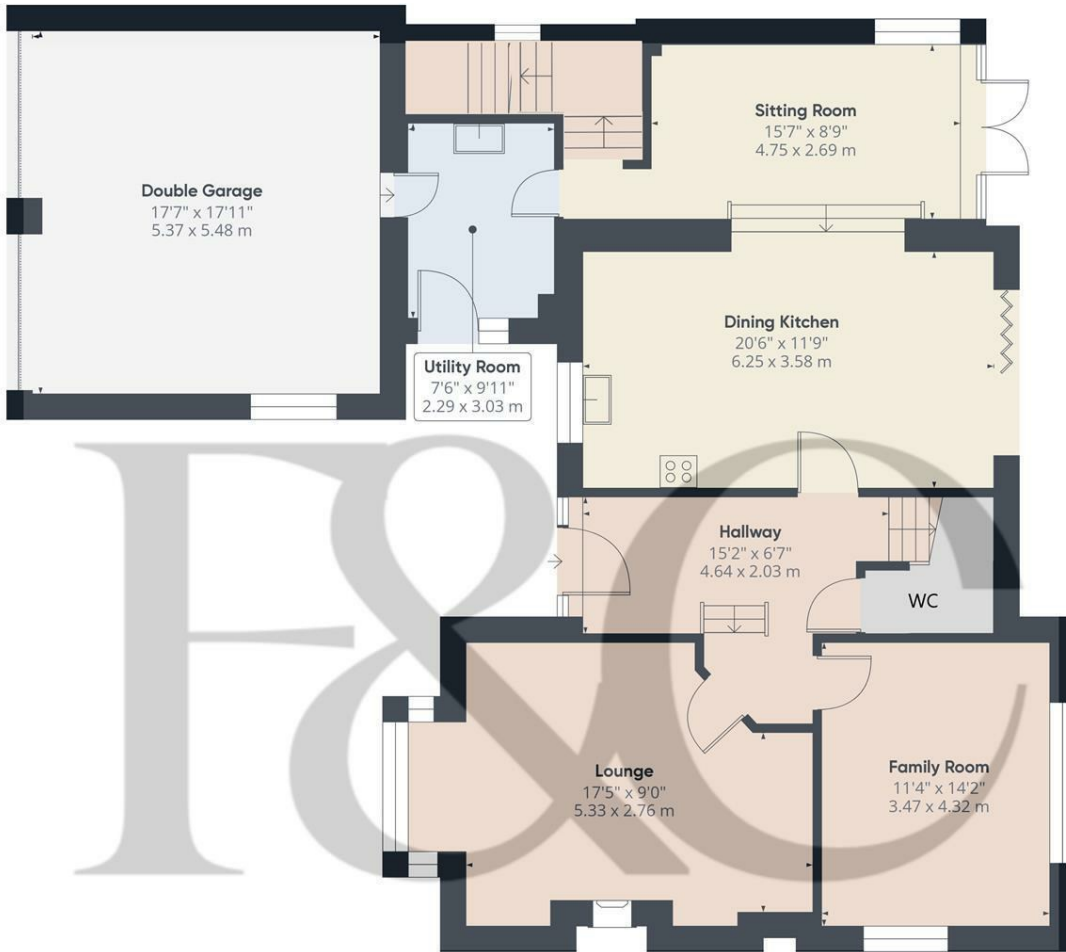
The property benefits from a very private, lawned garden with extensive decked seating/entertaining area with a backdrop of mixed hedging and mature trees and fabulous views towards the village cricket ground, ornamental lighting, useful shed and side access via a gate.

The front of the property has a lawned fore-garden with herbaceous borders and a block paved driveway providing parking for four vehicles and access to the aforementioned garage.









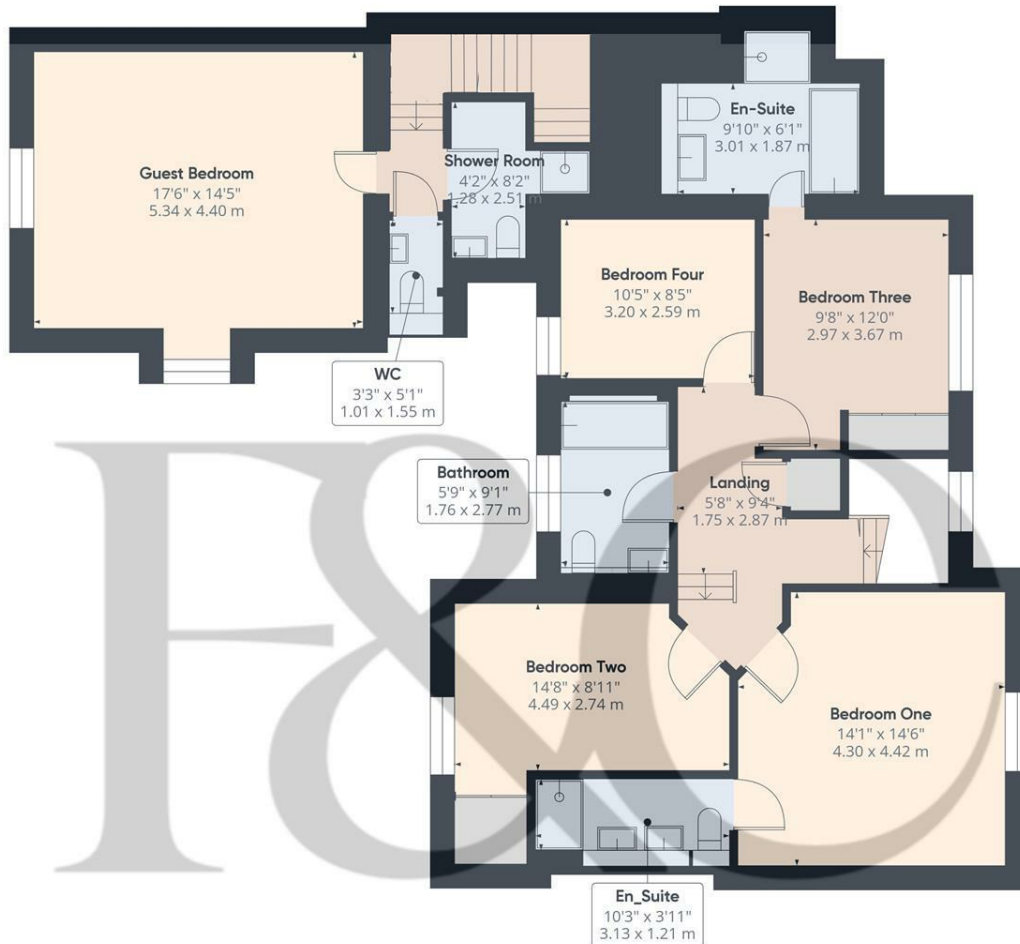
Floor 0

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1

(1) Excluding balconies and terraces

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Council Tax Band: G  
Tenure: Freehold



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	84
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	