



4 Bed House - Detached

Sign Post Corner Moor Road, Breadsall Village, Derby DE21 5LA
Offers Around £529,950 Freehold



**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Beautiful Detached Property in Breadsall Village
- Located In The Heart of The Village
- Lounge & Dining Room
- Well Appointed Fitted Living Breakfast Kitchen
- Utility & Cloakroom
- Four Bedrooms
- Fitted En-suite & Fitted Bathroom
- Attractive Private Gardens & Two Sheds
- Block Paved Driveway
- Garage Space (subject to planning permission)

A superb opportunity to acquire an individual detached property occupying a delightful position on the edge of the conservation village of Breadsall.

The property was constructed of character brick beneath a pitched tiled roof with the front elevation having attractive appearance revealed by UPVC double glazed windows and doors.

As the name suggests, the property stands on a corner plot and enjoys a view toward the charming old church.

The property is set back from the pavement edge behind a natural dress stone wall with a blocked paved driveway providing standing spaces for approximately four cars and garage space (subject to planning permission).

Garage space - Planning permission was passed in recent years to erect a single garage but this has now lapsed.

An internal inspection will reveal gas central heating and UPVC double glazing living accommodation and in brief comprises, on the ground floor, entrance hall, cloakroom, lounge, dining room, well appointed fitted breakfast kitchen, utility, first floor landing, main bedroom with fitted en-suite, three further bedrooms and fitted bathroom.

The property enjoys low maintenance manageable gardens to the front, side and rear. Useful large shed.

The Location

The picturesque and sought after village of Breadsall with its coffee house, old charming 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

Entrance Hall

4'11" x 3'8" (1.52 x 1.12)

With double glazed entrance door and tiled flooring.

Cloakroom

5'1" x 4'3" (1.57 x 1.32)

With low level WC, pedestal wash handbasin, tiled splash-backs, tiled flooring, radiator, extractor fan, double glazed window and internal panelled door.

Lounge

16'9" x 15'8" (5.13 x 4.80)

With feature fireplace with surrounds incorporating inset living flame gas fire and raised hearth, two radiators, two double glazed windows, double glazed French doors opening onto gardens and internal panelled door.



Dining Room

17'3" x 12'7" (5.28 x 3.86)

With featured staircase with attractive balustrade leading to first floor, under-stairs storage cupboard, radiator, double glazed window and internal panelled door.



Fitted Breakfast Kitchen

16'9" x 16'9" x 9'6" (5.13 x 5.13 x 2.90)

With double Belfast sink with mixer tap, base units with drawer and cupboard fronts, tiled splash-backs, wall and base fitted units with matching worktops, featured chimney breast incorporating tiled surrounds with Rangemaster cooker and extractor hood over, three double glazed windows, concealed worktop lights and two radiators.



Utility

9'3" x 4'3" (2.84 x 1.32)

With single stainless steel sink unit with mixer tap, base cupboard, worktops, plumbing for automatic washing machine, space for tumble dryer, combination boiler, tiled flooring, double glazed window and double glazed door leading to garden.

First Floor

Landing

14'7" x 9'6" (4.47 x 2.92)

With double glazed Velux window, attractive balustrade and access to roof space.



Bedroom One

14'9" x 9'6" (4.50 x 2.90)

With built-in wardrobes, radiator, double glazed window and internal panelled door.



Fitted En-Suite

6'9" x 4'3" (2.06 x 1.30)

With separate shower cubicle with shower, pedestal wash handbasin, low level WC, radiator, extractor fan, double glazed Velux style window and internal panelled door.



Bedroom Two

14'11" into recess x 12'7" x 9'8" (4.57 into recess x 3.84 x 2.95)

With fitted wardrobes, radiator, double glazed window and internal panelled door.



Bedroom Three

10'5" x 9'6" x 6'0" (3.20 x 2.92 x 1.83)

With fitted wardrobes, radiator, double glazed window and internal panelled door.



Bedroom Four/Study

10'5" x 6'9" (3.20 x 2.06)

With radiator, double glazed Velux window and internal panelled door.



Fitted Bathroom

6'7" x 6'7" (2.03 x 2.03)

With bath with mixer tap/shower, washbasin with fitted base cupboard, low level WC, heated towel rail/radiator, extractor fan, double glazed Velux window and internal panelled door.



Attractive Gardens

The property enjoys pleasant attractive manageable gardens to the front, side and rear.

Front Garden

A gravelled fore-garden with stone pathway, high retaining natural dressed stone wall, secure side gate and outside light.



Side Garden

High quality artificial grass with stone pathway, enclosed by fencing.



Rear Garden

High quality artificial grass with stone pathway, enclosed by fencing and brick retaining wall. Rear access gate.



Two Sheds

Included in the sale.

Driveway

A block paved driveway provides car standing spaces for approximately four cars.



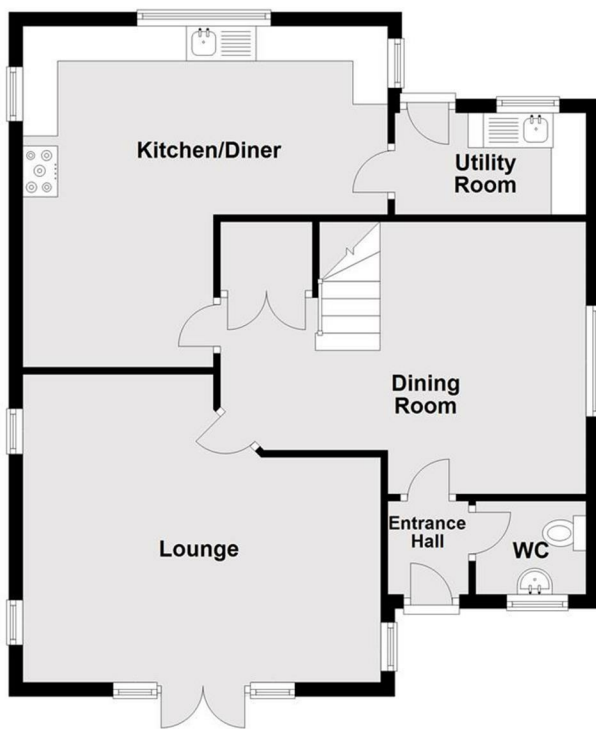
Garage Space

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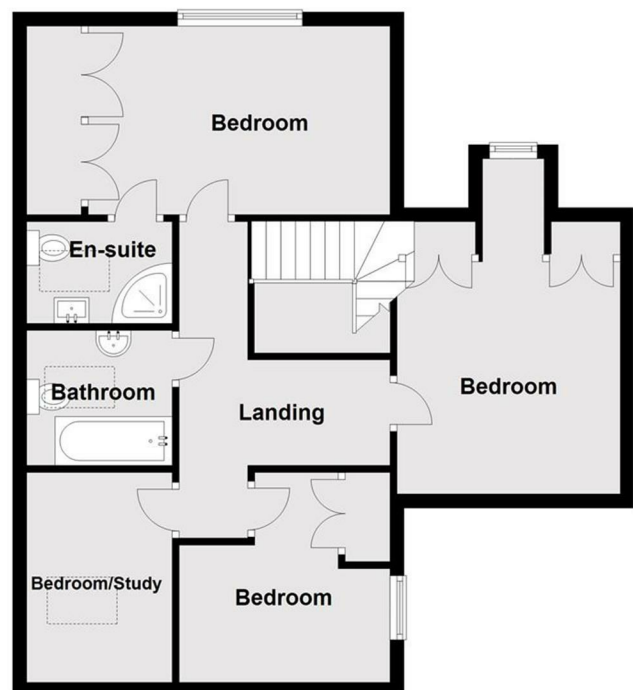
Council Tax - F

Erewash

Ground Floor



First Floor



Total area: approx. 131.5 sq. metres (1415.6 sq. feet)

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		
	74	85
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
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