

Fletcher & Company

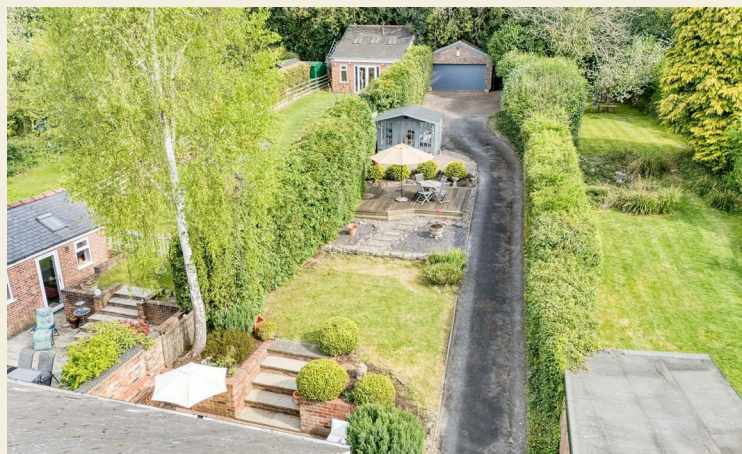
27 Brookside Road, Breadsall, Derby, DE21 5LF

Offers Around £425,000

Freehold



- Beautifully Presented
- Three Bedrooms & Bathroom
- Entrance Hall & Understairs Cloakroom
- Fabulous Large Lounge
- Open Plan Dining Kitchen with Utility & WC Off
- Double Glazed & Gas Central Heated
- Parking for Multiple Vehicles
- Double Garage
- Sizeable Gardens to Both Front & Rear
- Viewing Highly Recommended





Summary

This is an attractive, bay fronted, semi-detached residence occupying a fabulous large plot in the heart of the highly desirable village of Breadsall.

The property is set well-back from the main road behind a lawned fore-garden. A driveway runs the full length of the plot culminating in a large car standing area and a large detached double garage. The rear garden is equally pleasant with the terrace immediately off the kitchen, decked seating area, summerhouse, well-established lawn with borders/flowerbeds.

Internally the property is gas central heated and double glazed with entrance hall, understairs cloakroom, impressive large lounge with pleasant outlook to front and spacious open plan dining kitchen with study area and utility with WC off. The first floor landing leads to three good sized bedrooms and a well-appointed bathroom with four piece suite.

F&C

The Location

Breadsall is a very popular village noted for it's convenient location offering easy access into Derby City centre and nearby retail park as well as excellent transport links. The village itself set within attractive open countryside offering pleasant walks, bistro/café, primary school, village hall, cricket club, tennis courts and church as well as nearby Breadsall Priory golf course with golf, spa and leisure facilities.

Accommodation

Ground Floor

Hall

11'9" x 4'5" (3.60 x 1.37)

A panelled entrance door with double glazed fanlight provides access to hallway with central heating radiator, tiled flooring and staircase to first floor.

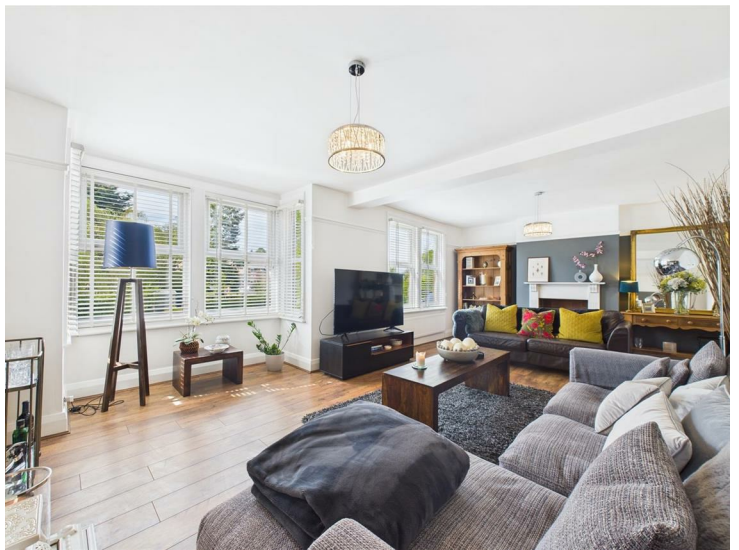


Useful Understairs Cloakroom

Large Living Room

23'11" x 15'5" (7.31 x 4.71)

Having two feature fireplaces, one with decorative wooden surround, quarry tiled hearth and interior and the second with decorative wooden surround, marble hearth and interior, two central heating radiators, picture rail, wood grain effect laminate floor covering, double glazed window to front, further double glazed box bay window with pleasant aspect over fore-garden and mature trees in the distance and twin glazed bifold doors to kitchen.



Large Dining Kitchen

16'9" x 11'3" (5.11 x 3.44)

With L-shaped granite effect preparation surface, inset ceramic sink unit with mixer tap, extensive range of fitted base cupboards and drawers, complementary wall mounted cupboards including china display cabinets, five plate Smeg range with stainless steel splashback and extractor hood behind, appliance space suitable for fridge freezer, study area, two central heating radiators, recessed ceiling spotlighting, double glazed window to rear and matching French doors to terraced garden beyond.



Utility

5'5" x 2'11" (1.67 x 0.90)

Having granite effect worktops with appliance space beneath suitable for washing machine, wall mounted Worcester gas fired boiler, double glazed window to rear and bifold door to guest WC.

WC

5'6" x 3'5" (1.69 x 1.05)

Half wood panelled with low flush WC, corner wash handbasin and double glazed window to side.

First Floor Landing

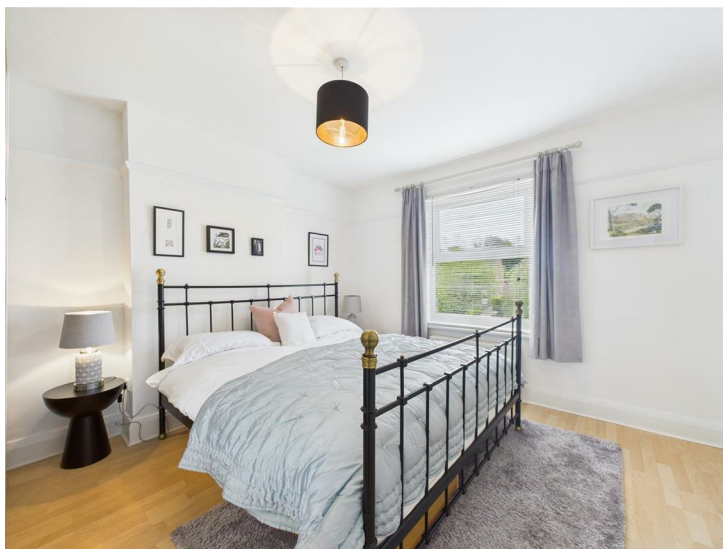
7'10" x 3'11" (2.41 x 1.20)

Having access to loft space and double glazed window to rear with fabulous views of the garden.

Bedroom One

11'9" x 13'9" (3.59 x 4.20)

With a central heating radiator, ideal recess for wardrobe, picture rail and double glazed window to front offering pleasant views of the fore-garden.



Bedroom Two

11'8" x 12'10" (3.58 x 3.92)

With a central heating radiator, picture rail and double glazed window to front.



Bedroom Three

11'8" x 9'1" (3.58 x 2.78)

Having a feature fireplace with cast iron surround, central heating radiator, picture rail and double glazed window to rear with fabulous view over the garden and mature trees beyond.



Bathroom

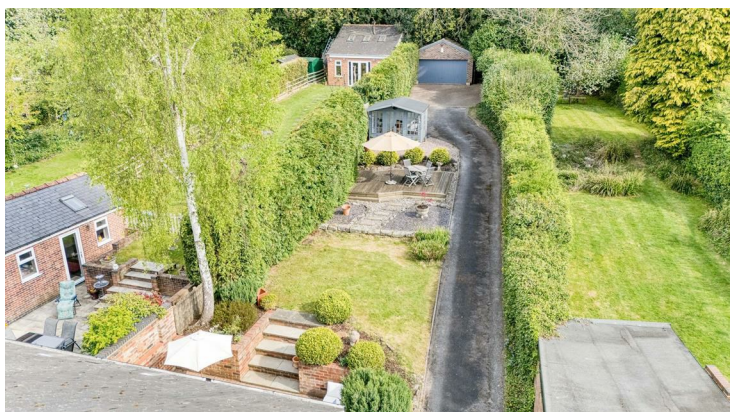
7'6" x 6'7" (2.29 x 2.02)

Fully tiled with a suite comprising low flush WC, vanity unit with wash handbasin and cupboard beneath, corner bath, shower cubicle, chrome towel radiator, inset spotlighting and double glazed window to side.



Outside

A true feature of this sale is the fabulous plot on which the property stands occupying a prominent elevated position set up from Brookside Road. The property sits well back from the road behind an attractive lawned fore-garden with herbaceous borders, silver Birch tree and hedging. Adjacent to this is a tarmac driveway which runs the full length of the plot and features car standing immediately in front of the property and continues through the gate to the foot at the garden where there is a large hard standing area ideal for a campervan/caravan. There is a further block paved area and large detached brick built double garage and shed adjacent. The rear garden is also a true feature having a beautiful walled terrace immediately off the kitchen ideal for morning coffee and outdoor dining. Beyond this are well-stocked herbaceous borders, lawn section with slate chipping area, decked seating area and hard standing featuring a timber framed summerhouse. The property also features a cold water outdoor hose tap and ornamental lighting. In its entirety the plot measures one fifth of an acre and the rear garden is 150 ft long.



Garage

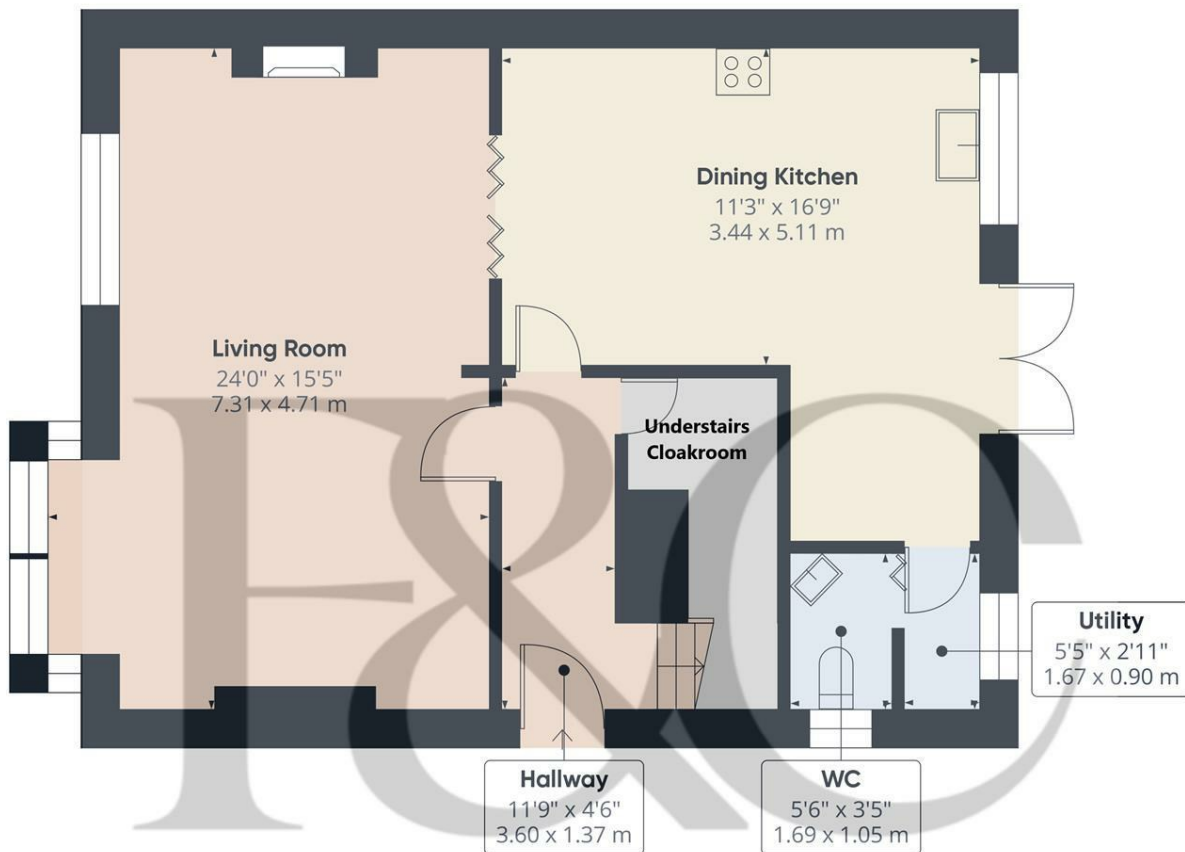
16'9" x 16'0" (5.12 x 4.88)

Having power, lighting, side door and up and over door to front.



Council Tax Band D





Floor 0

Approximate total area^m

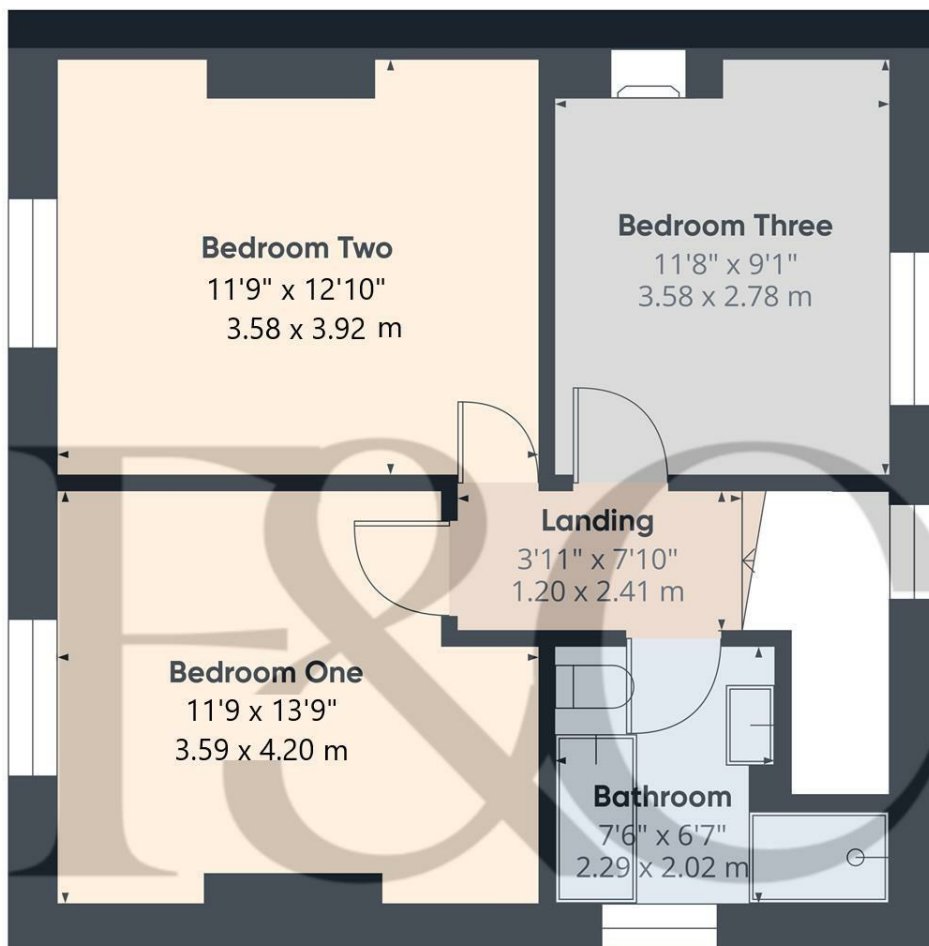
709 ft²
65.8 m²

(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 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.

GIRAFFE360



Floor 1

Approximate total area^m

491 ft²
45.7 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 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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	67	
(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	

Duffield Office

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office

3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

27 Brookside Road
Breadsall
Derby
DE21 5LF

Council Tax Band: D
Tenure: Freehold

