

Church Lane

Breadsall, Derby, DE21 5LD

John 
German





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£625,000

Charming home located in the centre of this highly regarded village with views over the church yard. Built to a highly successful and unique design layout with a lovely modern open plan living dining kitchen as well as two further separate living rooms overlooking mature gardens.



This attractive home boasts a range of design features that add character and interest throughout the property. The mock Tudor design combines the use of dark beams with stone and brick to create a charming and harmonious exterior which is further enhanced by the gothic style entrance. The interior has been cleverly updated, modernising the original concept alongside more modern features such as the open plan concept, glass stair banisters etc.

Breadsall village is a picturesque and highly regarded village located on the outskirts of Derby with its own coffee house, 12th century church and highly regarded primary school. The village is surrounded by charming open countryside and has large village playing fields, Breadsall Cricket Club has been on this site since the 1950s. Further local recreational facilities include golf courses at Breadsall Priory, Horsley Lodge and Morley Hayes all within approximately 4 miles. There is easy access to major link roads and transport hubs making it a great location for commuters.

To explain the property in more details we'll start at the main entrance which has a recessed oak entrance door with gothic style ironwork that opens into an entrance lobby on two levels featuring polished oak flooring, two recessed alcoves, two double glazed windows, central heating radiator and exposed brickwork to one wall. The guest cloakroom/WC is located off the entrance and has been fully refitted with a low flush WC and a vanity wash basin with storage beneath and half wall height tongue and groove wood panelling, oak flooring, central heating radiator and double glazed window. A short hallway leads off the entrance hall to the kitchen which is fitted with an excellent range of quality matching units finished in cream complemented by polished brass handles and including an extensive "U" shaped roll edged granite effect preparation surface with attractive ceramic tiled surround, ceramic one and a half bowl sink with drainer, integrated refrigerator together with inset Neff four plate gas hob with variable speed extractor hood over incorporating an electric light, eye level Neff electric fan assisted double oven incorporating a grill plus microwave oven over. There are decorative ceiling beams, laminate oak effect flooring with underfloor heating, stable style door to the garden, built-in airing cupboard and central heating radiator. The kitchen is open to the connecting living/dining room making this a lovely sociable space when cooking for family and friends.

A brick archway leads off the kitchen to a utility/laundry room with fittings and flooring to match the kitchen including an L-shaped preparation surface with tiled surrounds, ceramic one and a half bowl sink unit, appliance spaces beneath including plumbing for an automatic washing machine and dishwasher, space for an upright fridge freezer and double glazed windows. The living dining room located off the kitchen and accessed via the entrance lobby has a double aspect with a double glazed window to the front and French doors to the side that open out onto the rear garden. There two exposed feature walls, polished oak flooring, wall light points, central heating radiator and an oak framed staircase leads off the first floor landing featuring oak handrails and glass balustrade. The main lounge also has a lovely double aspect with a double glazed window to the front and French doors to the rear but the focal point of the room is the impressive Inglenook style recess with beam over and Delph China rail, brick fireplace with raised quarry tiled hearth, windows on either side and living flame gas stove. The ceiling is finished to a French style featuring cream painted exposed beams. Two central heating radiators and wall light points. With lovely views over the garden is a uPVC double glazed conservatory with matching entrance door to the garden and ceramic tiled flooring. Completing the ground floor accommodation is the third reception room which is currently used as a study but has been used in the past as a formal dining room. Alternatively, it would make a great snug or playroom depending on the new owners requirements. The room has a lovely view of the church via a front facing double glazed window, matching window to the side and there are decorative ceiling beams, an exposed brick feature wall and a central heating radiator.

On the first floor stairs lead to a spacious landing with glass balustrade and oak hand rail, exposed brick feature wall and doors lead off to the bedrooms and bathroom. There is a useful built-in storage cupboard. The master bedroom has a range of fitted bedroom furniture including three double wardrobes with hanging rails and storage shelving, central double bed recess with adjacent side tables/drawer fittings and arched alcove over, dressing table with drawers and display shelving beneath, central heating radiator, double glazed window with views of the church and a glazed door leads to the en-suite.

The en suite is fitted with a large walk-in shower with chromium plated shower fitting and glass shower screen, pedestal wash basin, mixer tap and touch control back lit mirror, concealed flush WC, airing cupboard housing gas fired boiler plus slatted shelf, double glazed window and central heating radiator.

Rear bedroom two has a range of fitted furniture comprising wardrobes, two with mirrored doors, hanging rail, shelving and built-in chest of drawers, two additional bedside tables/chest of drawers, central heating radiator and double glazed window providing a very pleasant view over the old village. Front bedroom three is fitted with two matching double wardrobes with hanging rail and shelf, two additional built-in shelved storage cupboards with central base cupboard. The room enjoys the benefit of a double aspect having double glazed and leaded windows to the front and side with lovely views of the church and village. Bedroom four has a double glazed dormer window to the front and a central heating radiator. Study/nursery with central heating radiator, double glazed dormer window and useful built-in eaves storage cupboard. Glamorous main bathroom having been refitted with a stunning oval freestanding bath with chrome mixer tap and hair shower attachment, larger corner shower enclosure, low flush WC, and a wide vanity unit with on which are set twin oval wash basins and storage beneath, large touch control back lit mirror heated towel rail, vertical radiator with inset full height mirror, contrast full height tiling, double glazed window to the rear.

Outside - The property is set back from the road behind a low stone wall, post and rail fencing, dwarf conifers and a fore garden with block paving that extends along the side of the property and provides a driveway with car parking for two vehicles and access to the large built on carport - 7.91m x 2.35m (25'11" x 7'9") - again featuring the block paved finish boarded by beech hedging. The rear garden enjoys a high degree of privacy and a southerly aspect and including an extensive patio area immediately to the rear ideal for alfresco dining with step down to a lawn, having a well stocked shrubbery/herbaceous border continuing an interesting and varied selection of plants, shrubs including a mature Camellia. To the left hand side of the garden are raised vegetable planters and a greenhouse which is included in the sale. At the end of the garden is a brick double garage - please note that the driveway to the garage has been removed to extend the lawn obviously this could be reinstated by the new owners if desired but the garage provides excellent storage and would make a great games room or gym having a concrete floor, fluorescent lighting and power laid on, with a side personal door and twin timber entrance doors. In front of the garage is what was a further carport which provides great covered storage or seating area.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: TBC. **Parking:** Drive & carport.

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas.
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: ADSL - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Erewash Borough Council / Tax Band G

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.erewash.gov.uk

Our Ref: JGA/24042024

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2


Approximate total area⁽¹⁾

2008.32 ft²
186.58 m²

Reduced headroom

35.2 ft²
3.27 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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