

Bandy Lane

Breadsall, Derby, DE21 4TZ

John
German





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£425,000

This stylish, modern home provides luxurious and contemporary living spaces whilst enjoying the most spectacular position directly overlooking fields with breathtaking views over the city in the distance.



This beautifully styled development was built to a particularly high specification by Redrow Homes as part of their award-winning Heritage Collection and the location is highly convenient for both work and leisure, linking directly with the Great Northern Greenway - this countryside trail was once the Friargate trainline linking Derby to Ilkeston before being identified for redevelopment as a recreational facility. There are dozens of interlinking walking routes to enjoy. The development is conveniently situated for a full range of local amenities together with excellent road links for the A38, A52, M1 motorway, A50 and Nottingham East Midlands Airport.

The property benefits from UPVC double glazing, gas fired central heating and briefly comprises:- reception hallway, spacious lounge, stylish fitted living/dining kitchen with French doors to the rear garden, cloakroom with WC and utility room. To the first floor, the landing provides access to four double bedrooms, master bedroom with en-suite shower room and family bathroom.

To describe the property in more detail, to the front is a canopy storm porch over a composite entrance door which opens into a spacious entrance hall with a stylish monochrome theme featuring a tradition column style radiator with brass fittings, patterned tiled floor, stairs rising to the first floor with a fitted stair runner and an understairs storage cupboard. Doors lead off to the ground floor living areas. The ground floor guest WC is located at the end of the hallway and is fitted with a low flush WC and wash basin.

The heart of any home is the kitchen and this spectacular living dining kitchen is beautifully designed to provide plenty of dining and living space where all the family can hangout together with French doors that connect directly with the garden. You can be cooking meals or even sitting down with a cup of tea whilst family life goes on around you. The kitchen area is fitted with a range of base and eye level units with worktop space over and a lovely big larder cupboard, inset one and a half bowl sink unit with mixer tap, tiled splashbacks, integrated fridge, freezer and dishwasher, eye level double oven and a four-ring gas hob with extractor hood over. There is Amtico flooring underfoot.

The utility room is located off the kitchen and is fitted with a matching base unit leaving spaces for a washing machine and tumble dryer with worktop over and an inset stainless-steel sink with mixer tap, plus the wall mounted boiler. A side entrance door opens out onto the driveway.

On the opposite side of the house is a generous lounge with lovely double aspect windows that really do make the most of the lovely views, fitted with stylish three-quarter height plantain shutters, and herringbone pattern LVT flooring. (The current vendors had intended to split this very generous room with a glass dividing wall to create a ground floor study but haven't gotten around to it so that may be a possibility for any future buyer).

On the first floor, the stairs rise to a spacious semi galleried landing with built into storage and access to the roof space.

The master bedroom again enjoys spectacular views, its rather fun to sit on the bed and try to identify each of Derby's most iconic buildings. The spacious bedroom is fitted with an excellent range of wardrobes leaving space for a large set of drawers. The en-suite shower room is fitted with a double shower, low flush WC and a wall mounted wash basin, chrome heated towel rail and window to the side.

There are three further beautifully proportioned bedrooms, all of which will take a double bed if needed. They are served by the family bathroom which is fitted with a panelled bath with shower over and glass screen, low flush WC, wall mounted wash basin, window to the side and a chrome heated towel rail.

Outside, the property is set on a corner plot with planters and borders across the front and side, providing year-round interest and colour. The driveway is located to the rear off a shared private road and provides off road parking for up to three vehicles as well as access to the brick-built garage. Gated access leads into the fully enclosed side garden which is lovely and sheltered and enjoys an excellent degree of privacy afforded by a lovely brick boundary wall. The garden has been landscaped to create a large, paved patio that leads onto a lawned area surrounded by raised planters. To the rear of the garage is a charming outdoor seating or kitchen area with a covered roof and a patterned tiled floor. Power is provided by outdoor plug sockets.

Agents note: The development is maintained by RMG Living at a cost of £131.80

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: 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: Derby City Council / Tax Band E

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

Our Ref: JGA/02052025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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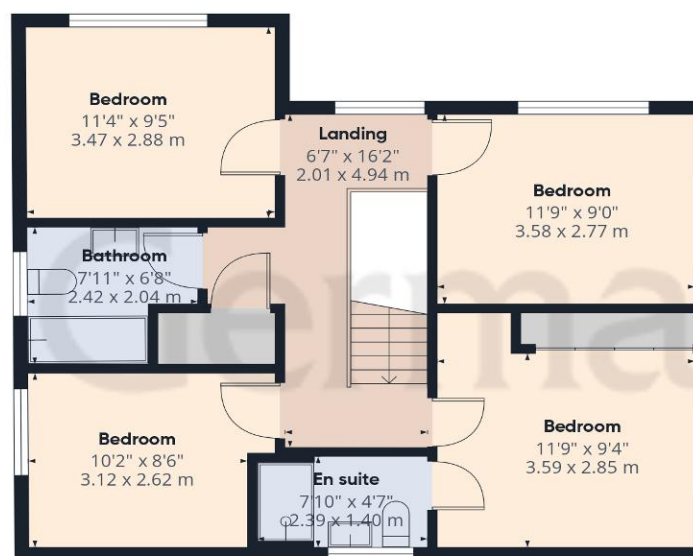


Ground Floor

Approximate total area⁽¹⁾

1313 ft²

122 m²



Floor 1

(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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Agents' Notes

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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