



31 Brookfields Drive, Breadsall, Derby, DE21 5LJ

£269,950



Enjoying a generous corner plot in this popular cul-de-sac within the heart of the sought after village of Breadsall is this very well presented and extended two bedroom semi-detached bungalow with garage.



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DIRECTIONS

Entering the village of Breadsall from the island at the Alfreton Road/Sir Frank Whittle Road junction upon Croft Lane, proceed into the centre of village, passing the village cafe on the left taking the next right turning into Brookfields Drive, take the first left, where the bungalow will be found immediately on the right.

The sale of this attractive property is offered with no upward chain.

The gas centrally heated and UPVC double glazed accommodation comprises, entrance hallway, two front positioned bedrooms, the main having built in wardrobes, neatly appointed shower room, spacious open plan living dining room with French doors and fireplace, finally the extended spacious dining kitchen with integrated appliances.

Externally, the bungalow occupies a generous corner plot with a wide frontage, driveway and garage. The rear garden is also generous, offering a high degree of privacy with patio, gravel covered pathway and established borders.

The property has the added benefit of having solar panels fitted on the roof to the rear.

The pretty village of Breadsall is located close to the city centre of Derby and is well placed for ease of access along with the A38 road network. Locally there are village amenities

including a coffee shop/cafe, church, primary school and attractive countryside walks. There is also the Breadsall Priory golf and country club with leisure facilities, restaurant and hotel.

A delightful property and location.

ACCOMMODATION

Entering the property beneath a covered and recessed storm porch into:

ENTRANCE HALLWAY

Main timber and glazed front door, attractive parquet style flooring, loft access and radiator.

BEDROOM ONE

15'5" into bay x 10'10" (4.70m into bay x 3.30m)

A very spacious bedroom with bay window, UPVC double glazed windows, built in wardrobes and radiator.

BEDROOM TWO

9' x 8'9" (2.74m x 2.67m)

A generous second bedroom with front facing UPVC double glazed window, radiator.

SHOWER ROOM

6'5" x 5'6" (1.96m x 1.68m)

Neatly appointed with a shower cubicle, wash basin and WC, tile floor, sill and walls, UPVC double glazed window, chrome towel radiator and extractor fan.

OPEN PLAN LIVING DINING ROOM

20'4" max x 14'10" max (6.20m max x 4.52m max)

A spacious reception room with ample space lounge and dining furniture being naturally lighted by UPVC double glazed French doors and side window, fireplace with beet gas fire, media connections, two central heating radiators and access into:

EXTENDED DINING KITCHEN

12'6" x 11'10" (3.81m x 3.61m)

Very nicely fitted and appointed with integrated appliances including a fridge, dishwasher, double electric oven, gas hob and extractor fan with a freestanding washing machine and space for a fridge freezer, also space for a dining table and chairs. There is an excellent range of wall, base and pantry units providing impressive storage all with matching cupboard and drawer fronts, laminate work surfaces and tiled splashback, stainless steel sink and drainer, UPVC double glazed window, rear timber and glazed door, radiator.

OUTSIDE

Externally, the bungalow which has solar panels fitted on the roof to the rear, occupies a generous corner plot with a wide frontage and pretty planted gardens, a long driveway continues to a detached garage and side gate. The rear garden is also generous, offering a high degree of privacy with patio and steps leading to a gravel covered pathway, seating area and with attractive colourfully planted established borders.

GARAGE

15'6" x 7'9" (4.72m x 2.36m)

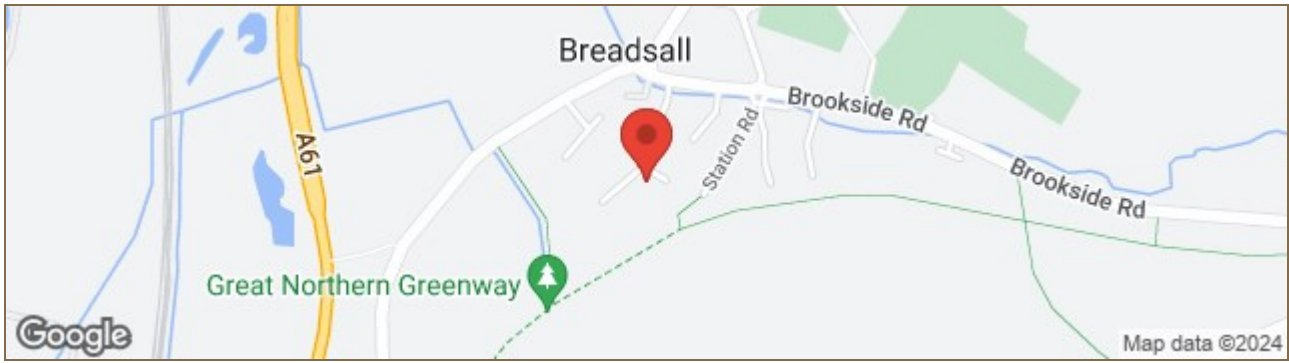
Main electric up and over door, power, light and personal rear door.



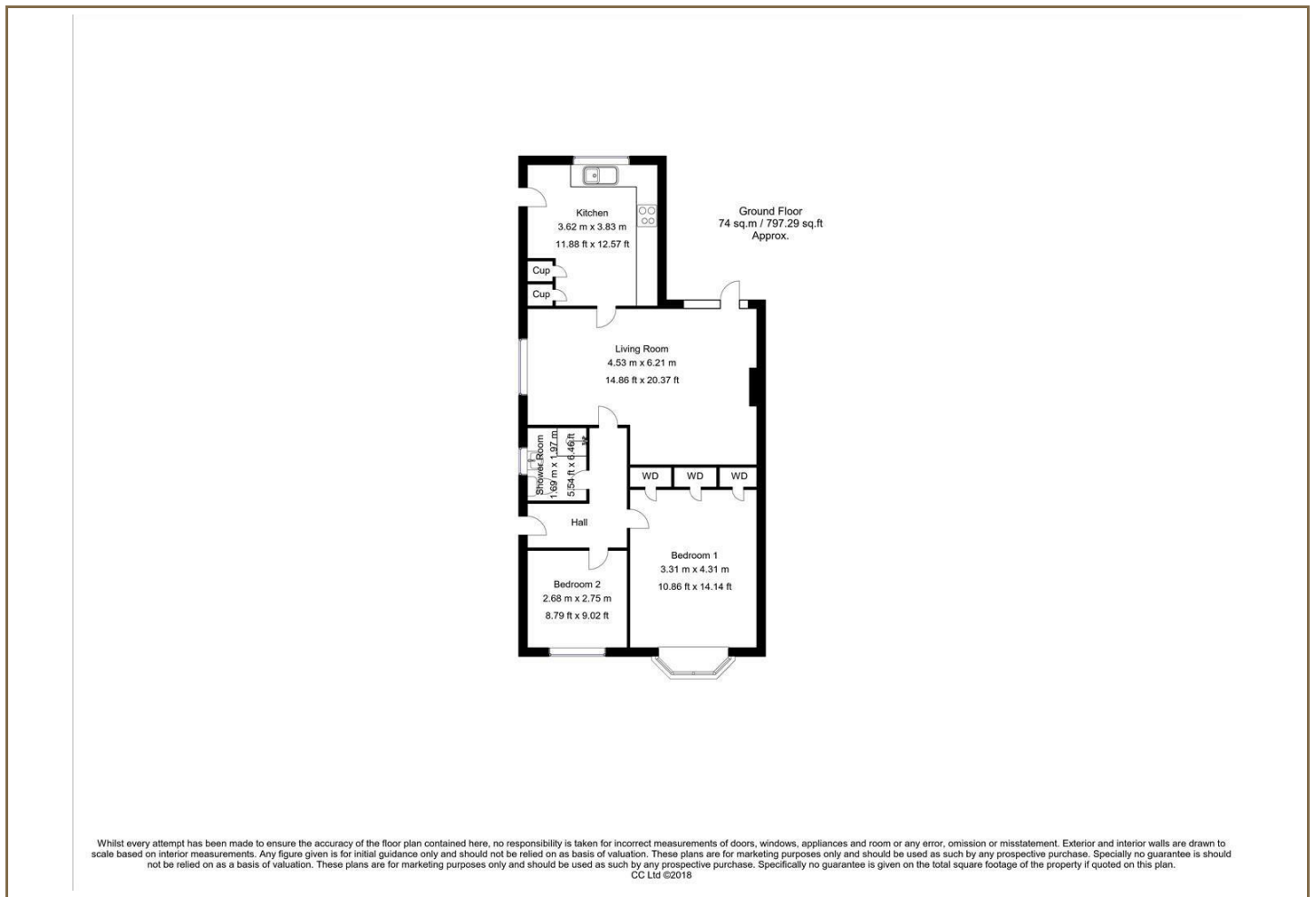




Road Map



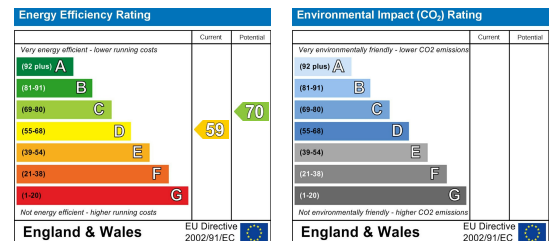
Floor Plan



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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