



13 Beards Wood Drive, Breadsall, Derby, DE21 4TW

£379,950

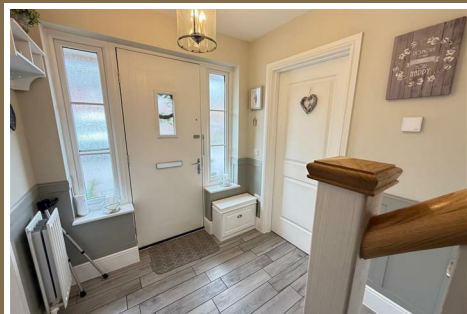


Situated in the heart of a modern housing development, originally constructed in 2021 by Redrow Homes, this is a beautifully appointed three bedroom detached house which benefits from gas central heating, double glazing and delightful gardens to the the rear.



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DIRECTIONS

Leave Derby city centre along Mansfield Road in the direction of Oakwood. At the roundabout turn left onto Dale Acre Way, a short distance along turn left onto Beards Wood Drive where the property is situated on the left hand side clearly identified by our "For Sale" board.

The current vendors have spent considerable time and effort in the presentation of this delightful home which benefits from the remainder of the NHBC buildmark warranty. Internally the accommodation briefly comprises an entrance hall with staircase leading to the first floor, cloakroom, large lounge and dining kitchen with integrated appliances, dining area and access to the rear. To the first floor are three good sized bedrooms, the master bedroom having a lobby area and en-suite shower room and there is an additional family bathroom.

Outside the property benefits from an enclosed garden to the rear which has been professionally landscaped to include a patio, lawn and outdoor bar, which must be seen to be fully appreciated. To the side of the house there is a driveway with car standing and access to a garage with single up and over door.

The property is conveniently located on the outskirts of the vibrant city centre of Derby.

The city centre is easily accessible and there are plentiful countryside walks on the doorstep.

The house is within easy reach of the A38 giving onward travel to the A50, A52 and M1 corridor.

The unique position of this property, close to open countryside and delightful walks should be viewed to be fully appreciated through the offices of Boxall Brown and Jones.

ACCOMMODATION

Entering the property through double glazed front door into:

ENTRANCE HALL

Spacious entrance hall with staircase leading to the first floor, double radiator and Amtico style flooring which leads throughout the hall, cloakroom and dining kitchen. Access to:

CLOAKROOM

With low level WC, wash hand basin and inset ceiling spotlights.

LOUNGE

10'8" x 18'10" (3.25m x 5.74m)

This spacious lounge has two double glazed windows making it particularly bright and airy and there is a modern electric fire, two radiators and alcove/mounting for TV.

DINING KITCHEN

18'9" x 11' (5.72m x 3.35m)

The beautifully appointed dining kitchen enjoys views over the garden and has a range of quality work surface/preparation areas, wall and base cupboards and two integrated electric ovens, hob and extractor. The kitchen has a sink unit with mixer tap beneath a double glazed window overlooking the rear elevation and there is an integrated fridge, integrated freezer, useful kitchen drawers and dishwasher. The centre of the room boasts a breakfast bar with space for stools beneath and the dining area has ample space for dining furniture, radiator, double glazed French doors leading to the rear elevation and further double glazed window to the side elevation. Access to:

UTILITY ROOM

5'7" x 5'9" (1.70m x 1.75m)

A useful space with a sink unit with mixer tap, storage cupboards and space for appliances. Double glazed door to the side elevation and radiator.

TO THE FIRST FLOOR

LANDING

With double glazed window, access to the loft, radiator and airing cupboard housing a wall mounted boiler providing domestic hot water and central heating.

MASTER BEDROOM

This space is a superb feature of the property and benefits from a lobby area, bedroom space and en-suite shower room.

LOBBY

Leads to:

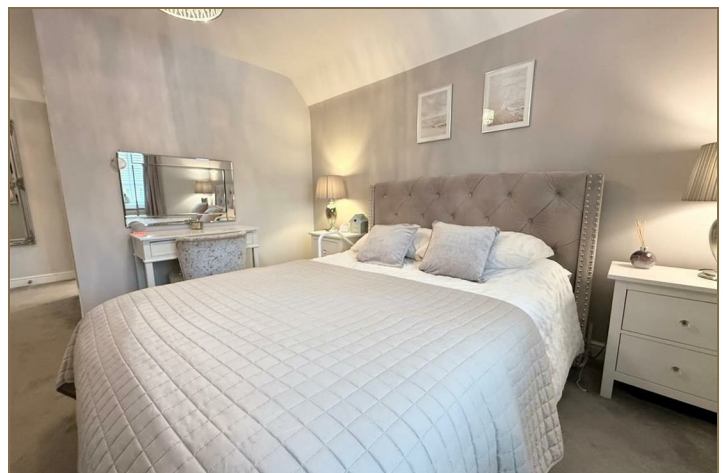
BEDROOM AREA

10'11" x 11'4" (3.33m x 3.45m)

With double glazed window to the front elevation and radiator.

EN-SUITE

With low level WC, his and hers wash hand basin with storage cupboard beneath and large shower cubicle with glazed screen, complementary tiling and frosted double glazed window.



BEDROOM TWO

10' x 10'6" (3.05m x 3.20m)

With double glazed window to the front elevation and radiator.

BEDROOM THREE

8'1" x 10'9" (2.46m x 3.28m)

With double glazed window to the front elevation and radiator.

FAMILY BATHROOM

7'5" x 6'5" (2.26m x 1.96m)

with low level WC, pedestal wash hand basin and bath with shower over the bath with glazed screen, complementary tiling, heated towel rail and frosted double glazed window.

OUTSIDE

Outside the property benefits from having a private enclosed garden to the rear which has been professionally landscaped. The garden is overlooked by a patio area and at the bottom of the garden there is further patio space to enjoy different views of the garden. Gated access to the side elevation.

BAR

15'4" x 7'4" (4.67m x 2.24m)

A particular feature of this property is the outdoor bar which the vendors have recently created and is a great party space. The room is accessed through a double glazed doors and there is power and light.

The property benefits from a further lawn garden to the side elevation and there is a driveway with car standing and access to:

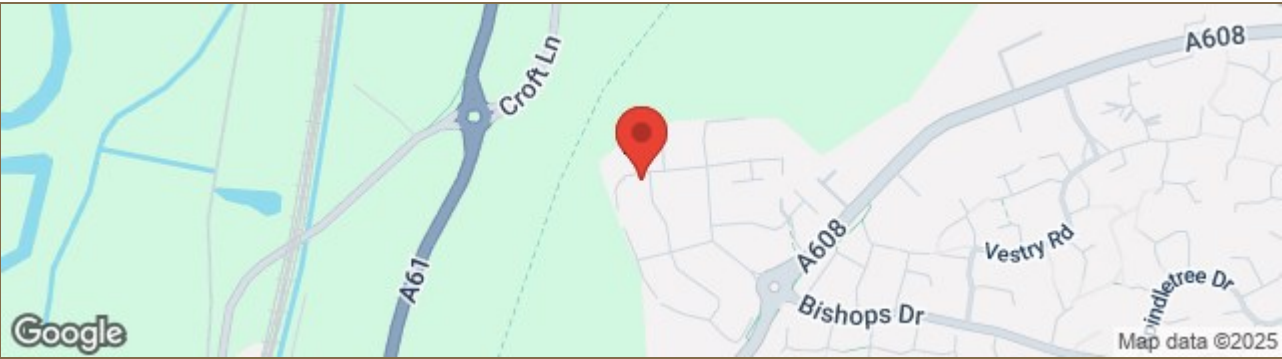
GARAGE

With up and over door, power and light.

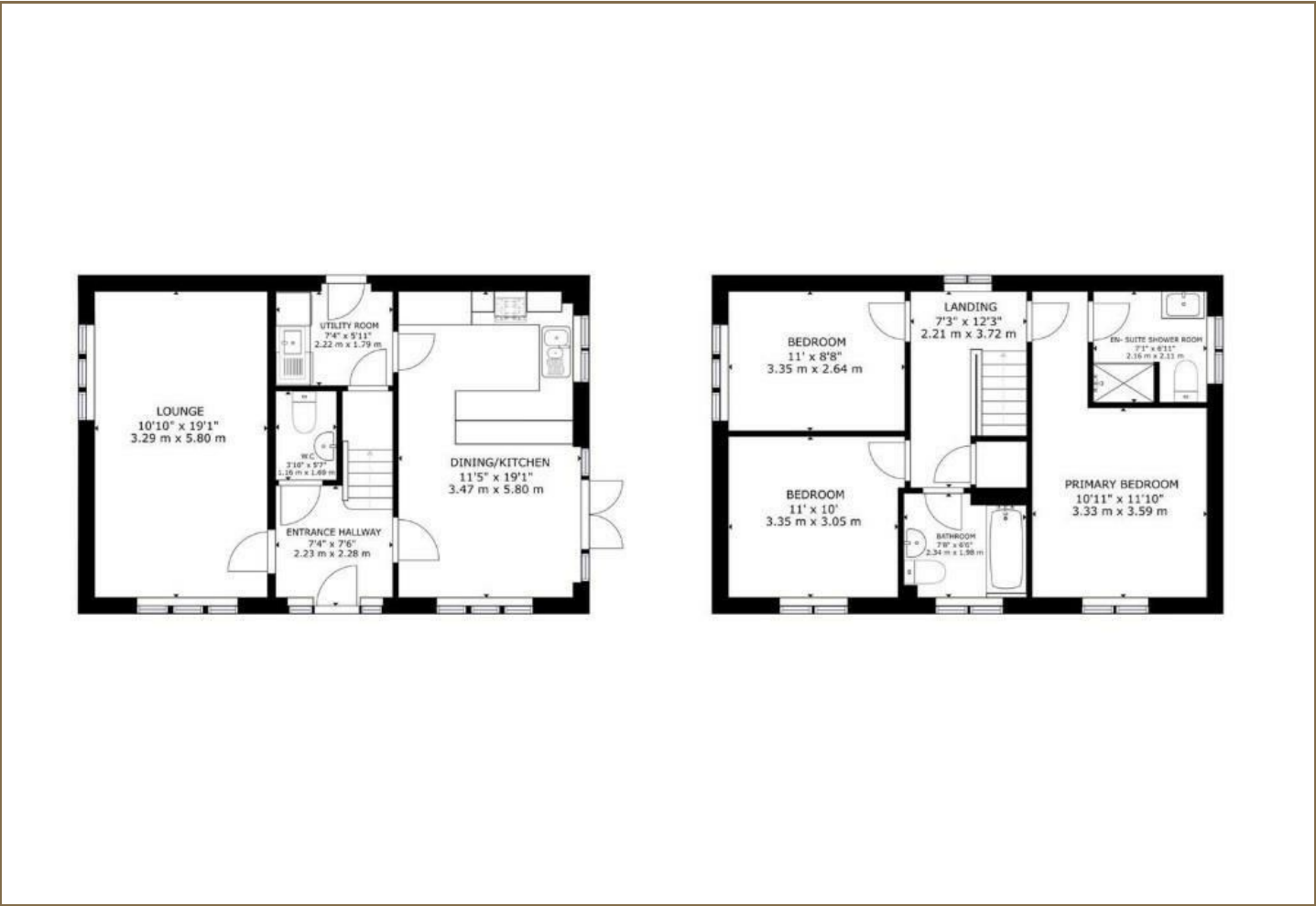




Road Map



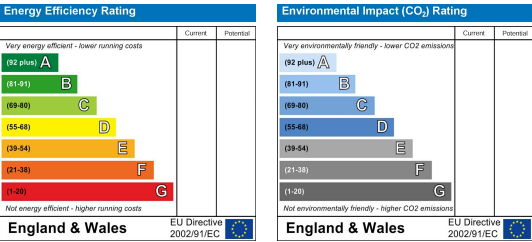
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

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Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk