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Brookside Road, Breadsall Village, Derby

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Brookside Road, Derby, DE21 5LF

Offers in excess of £550,000



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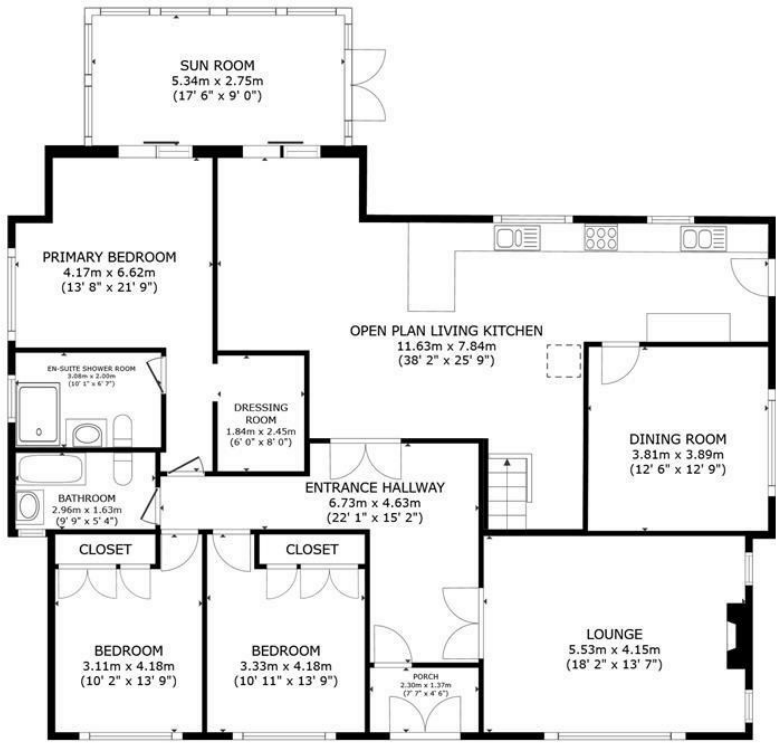


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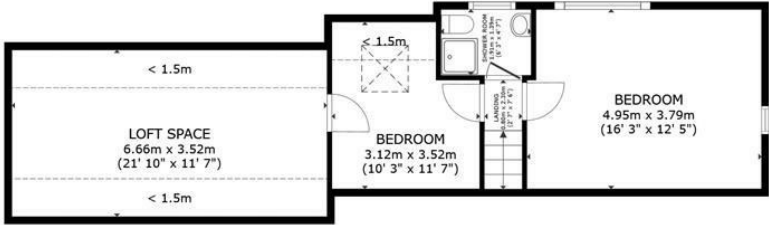


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Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 190.1 m² (2,046 sq.ft.) FLOOR 2 45.1 m² (485 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 12.4 m² (134 sq.ft.)
 TOTAL : 235.2 m² (2,531 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







BROOKSIDE VIEW - A most spacious five double bedroom detached bungalow of style and character, offering around 2500 square feet of beautifully appointed and versatile living accommodation over two floors. The property offers a generous driveway, double detached garage and beautifully landscaped rear gardens. The property is set within this delightful position in the heart of this beautiful and picturesque village located close to open countryside and beautiful walks.

The property has been beautifully appointed with quality contemporary fittings throughout and has the benefit of gas central heating and uPVC double glazing and in brief comprises: entrance porch, entrance hallway, lounge, dining room, spacious open plan living dining kitchen with log burner, sun room, primary bedroom with dressing room and contemporary en-suite shower room, two further bedrooms and contemporary bathroom.

The first floor landing gives access to two further double bedrooms, shower room and there is a generous loft space that offers further potential for accommodation and could be converted (subject to necessary planning consent)

Outside the property is approached along a generous tarmac driveway which provides off road car standing for multiple vehicles and leads to the double detached garage, there is a neat lawned garden and well stocked rockery and shrub borders. There is a recently landscaped tiered rear garden with split level lawns and generous patio areas.

- Most Spacious Five Double Bedroom Detached Bungalow
- Around 2500 Square Feet of Living Accommodation
- Porch, Entrance Hallway, Lounge & Separate Dining Room
- Five Double Bedrooms, Bathroom & Shower Room
- Generous Driveway, Double Garage & Landscaped Rear Garden
- Highly Desirable & Picturesque Village Location
- Well Presented & Generous Room Proportions
- Superb Open Plan Living Dining Kitchen & Sun Room
- Primary Bedroom with Dressing Room & En-Suite Shower Room
- Close to Open Countryside & Beautiful Walks







LOCALITY & AMENITIES

Breadsall Village is a picturesque and sought after village with its charming church and highly regarded primary school and a delightful coffee shop. The village is located some 3 miles north of Derby City Centre and is surrounded by charming open countryside with delightful walks.

Local recreational facilities include golf courses at Horsley Lodge, Morley Hayes and Breadsall Priory with its gym and health club

The village has the benefit of fast connection to the principal trunk roads including the A52, A6 and A38 together with the motorway network including Junction 25 of the M1 motorway (approximately 9 miles distant) and onwards to East Midlands International Airport.

THE ACCOMMODATION

GROUND FLOOR

Entrance Porch

7'7 x 4'6 (2.31m x 1.37m)

Double opening uPVC entrance doors to front, engineered oak flooring.

Entrance Hallway

Entrance through double uPVC entrance doors into the hallway. Fitted with central heating radiator, three wall mounted lights, recessed downlighters, engineered oak flooring, double opening glazed doors giving access to the lounge and open plan dining kitchen and further doors giving access to the primary bedroom, bedroom two, bedroom three and bathroom.

Lounge

18'2 x 13'7 (5.54m x 4.14m)

Fitted with TV point, engineered oak flooring, central heating radiator and uPVC double glazed window the front and side elevations.

Dining Room

12'9 x 12'6 (3.89m x 3.81m)

Fitted with engineered oak flooring, central heating radiator and uPVC double glazed window to the side elevation.

Spacious Open Plan Living Kitchen

38'2 x 25'9 maximum (11.63m x 7.85m maximum)

Kitchen Area

Fitted with a range of contemporary high gloss finish wall, base and drawer units with roll edged worksurfaces, stainless steel sink and drainer unit with mixer tap, recess space for a range cooker with Smeg stainless steel range cooker with extractor hood over, space for American fridge freezer, integrated wine cooler, complementary tiling to walls and floor, recessed downlighters in ceiling, uPVC double glazed window to the rear elevation and uPVC double glazed side door giving access to the rear garden.

Living Area

Feature wood burning stove with slate hearth, TV point, contemporary wall mounted radiator, tiled floor and double glazed patio doors leading to the sun room.

Sun Room

17'6 x 9'0 (5.33m x 2.74m)

Built of brick base wall construction, uPVC double glazed windows and uPVC double glazed french doors leading to the rear garden.

Primary Bedroom

21'9 maximum x 13'8 (6.63m maximum x 4.17m)

Fitted with central heating radiator, uPVC double glazed window to the side elevation and double glazed patio door giving access to the sun room. Open plan access to the dressing room and en-suite shower room.

Contemporary En-Suite Shower Room

10'1 x 6'7 (3.07m x 2.01m)

Fitted with a contemporary vanity sink unit, low level wc, ceamic tiling to walls and floor, wall mounted ladder style heated towel rail and obscure, walk in shower with glazed shower screen, wall mounted chrome mains fed shower unit with rain shower head and shower attachment, extractor fan and uPVC obscure double glazed window to the side elevation.

Dressing Room

8'0 x 6'0 (2.44m x 1.83m)

Fitted with built in wardrobes and directional downlighters.

Bedroom Two

13'9 x 10'11 (4.19m x 3.33m)

Fitted wardrobes, central heating radiator and uPVC double glazed window to the front elevation.

Bedroom Three

13'9 x 10'2 (4.19m x 3.10m)

Fitted wardrobes, central heating radiator and uPVC double glazed window to the front elevation.

Contemporary Bathroom

9'9 x 5'4 (2.97m x 1.63m)

Fitted with a contemporary white suite comprising panelled bath with shower with shower screen, contemporary vanity sink unit, low level wc, contemporary tiling to walls and floor, wall mounted ladder style heated towel rail and obscure uPVC double glazed window to the front elevation.

FIRST FLOOR

Stairs from the open plan living kitchen leading to the first floor landing.

Landing

Doors giving access to bedroom four, bedroom five and shower room.

Bedroom Four

16'3 x 12'5 (4.95m x 3.78m)

Fitted with central heating radiator and uPVC double glazed window to the side and rear elevation.

Bedroom Five

11'7 x 10'3 (3.53m x 3.12m)

Fitted with central heating radiator and velux style window to the rear elevation. Doorway access into the boarded loft space.

Shower Room

6'3 x 4'7 (1.91m x 1.40m)

Fitted with a white three piece suite comprising a fully tiled cubicle with shower, low level wc, pedestal wash hand basin, extractor fan, recessed downlighters in ceiling, complementary tiling to wall and floor and obscure uPVC double glazed window to the rear elevation.

Loft Space

21'10 x 11'7 (6.65m x 3.53m)

Boarded loft space with lighting, wall mounted central heating boiler and pressurised hot water cylinder.

Measured by Matterport

The room measurements, floor areas and floor plans have been created using Matterport. The room measurements and sizes are approximate and the actual sizes may vary.

OUTSIDE

Frontage & Driveway

The property is approached via a sweeping tarmacadam driveway which provides off road car standing for multiple vehicles and leads to the double detached garage. There are landscaped front gardens and pathway leading to the front door and timber gated access to the side giving access to the enclosed rear garden.

Detached Double Garage

Fitted with double up and over door and power and light.

Landscaped Rear Garden

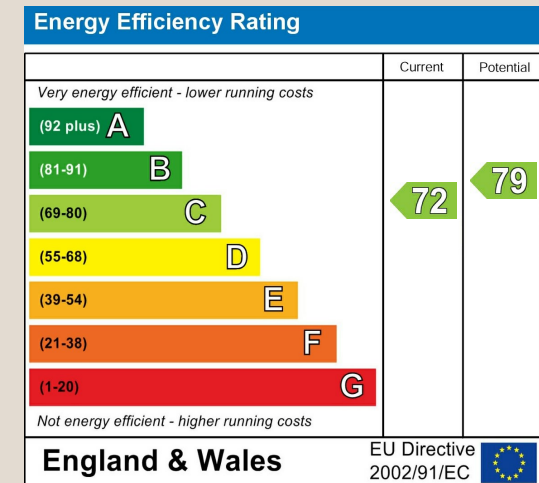
The landscaped rear garden is presented over different levels and features generous paved patio seating area, raised timber planters. Timber steps lead to the raised lawned areas with planting borders. The garden is enclosed by a timber fence panelled boundary

Council Tax Band – G

Erewash Borough Council



Energy Performance Graph



Viewing

Please contact our Derby Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

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Purchasers must make further investigations and inspections before entering into any agreement.

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