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Woodside, Brookside Road  
Breadsall Village, Derby  
Offers in excess of: £325,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



BEAUTIFUL CHARACTER HOME – A most attractive period semi-detached home, believed to be the Old Station Masters cottage, offers a delightful blend of heritage and stylish modern fittings and the property is set within this highly desirable village setting. The home offers spacious and well proportioned living accommodation of around 1200 square feet and has been beautifully presented throughout and the property stands on a wide plot with a generous driveway, detached garage and delightful landscaped gardens with woodland views.

The property has been tastefully updated and offers a layout suited to both family life and working from home with entrance hallway, wc, two generous reception rooms including a delightful living room with log burner, well appointed dining kitchen and separate pantry. The first floor landing leads to three well proportioned bedrooms and a superb contemporary bathroom with underfloor heating.

The property falls within the Breadsall C of E school catchment. With character features and adaptable living space, Brookside Road offers a lifestyle that combines village charm with everyday convenience.









## The Detail

Originally serving as the station master's residence, this distinctive period semi-detached property has been thoughtfully maintained and updated to meet the needs of modern living while retaining its historic character.

The ground floor is well arranged, offering two spacious open plan reception rooms. These can easily accommodate a variety of uses – such as a formal dining room, family lounge, study, or playroom – depending on lifestyle. The main living room is enhanced by a bay window and traditional multi-fuel log burner, creating a welcoming focal point ideal for cosy evenings or relaxed gatherings.

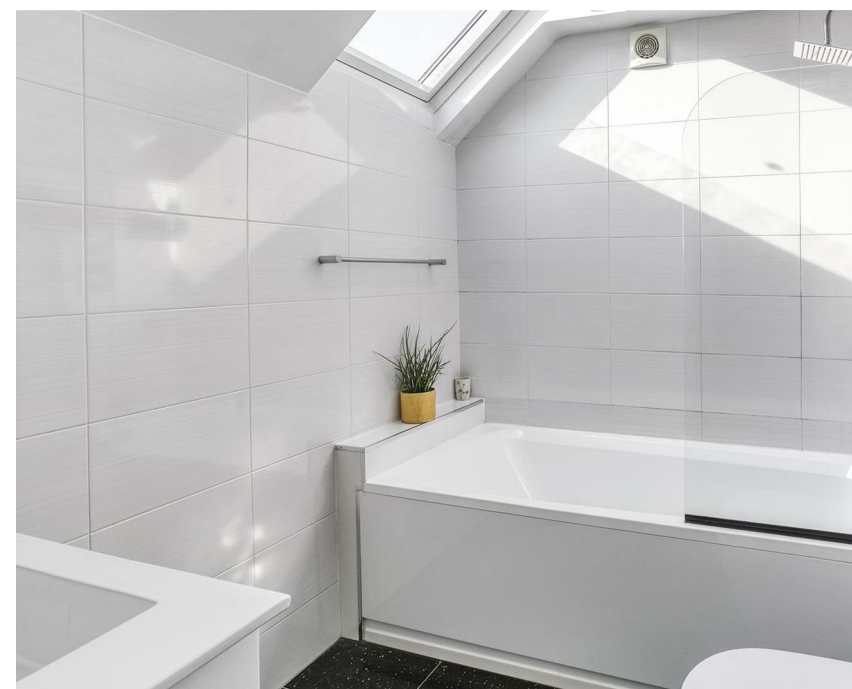
To the rear of the house, the dining kitchen provides a practical and homely space with ample room for both preparation and informal dining. A separate walk-in pantry adds valuable storage, making it particularly well suited to busy family life or those who enjoy cooking and entertaining. The kitchen's placement ensures a natural flow into the rest of the home, with rear garden access for added convenience.

Upstairs, the property continues to impress with three well proportioned bedrooms – all offering generous proportions, natural light, and the flexibility to be used as sleeping accommodation, home offices or hobby rooms. The superb contemporary bathroom is finished with clean, modern fittings and benefits from a stylish three piece suite, velux window and granite tiled floor with underfloor heating

Externally, the property stands on a wide frontage with front garden, driveway for two cars and a large detached single garage is equipped with an electric door and an EV charging point. The delightful landscaped enclosed rear garden offers a generous block paved effect seating area with steps leading upto a raised level block paved effects eating area with woodland views. There are two lawned sections, planting borders and the garden is enclosed by a timber fence panelled boundary.











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## The Location

Brookside Road enjoys a prime position within the sought-after village of Breadsall – a location that strikes an ideal balance between countryside charm and city convenience. The property lies within the catchment area for Breadsall C of E Primary School and offers easy access to major road networks including the A38 and A52, making it well placed for travel into Derby, Nottingham, and beyond.

For golf enthusiasts, the area is exceptionally well-served with Morley Hayes, Horsley Lodge, and Breadsall Priory all within a short drive – the latter also offering gym and leisure facilities. The village itself benefits from a popular local coffee shop and a strong sense of community. Being situated on the edge of the city, the property is perfectly placed for enjoying nearby countryside walks, with open green spaces and scenic routes easily accessible.

Everyday amenities are also close to hand, with the Meteor Retail Park offering a range of national stores and services just a few minutes away.





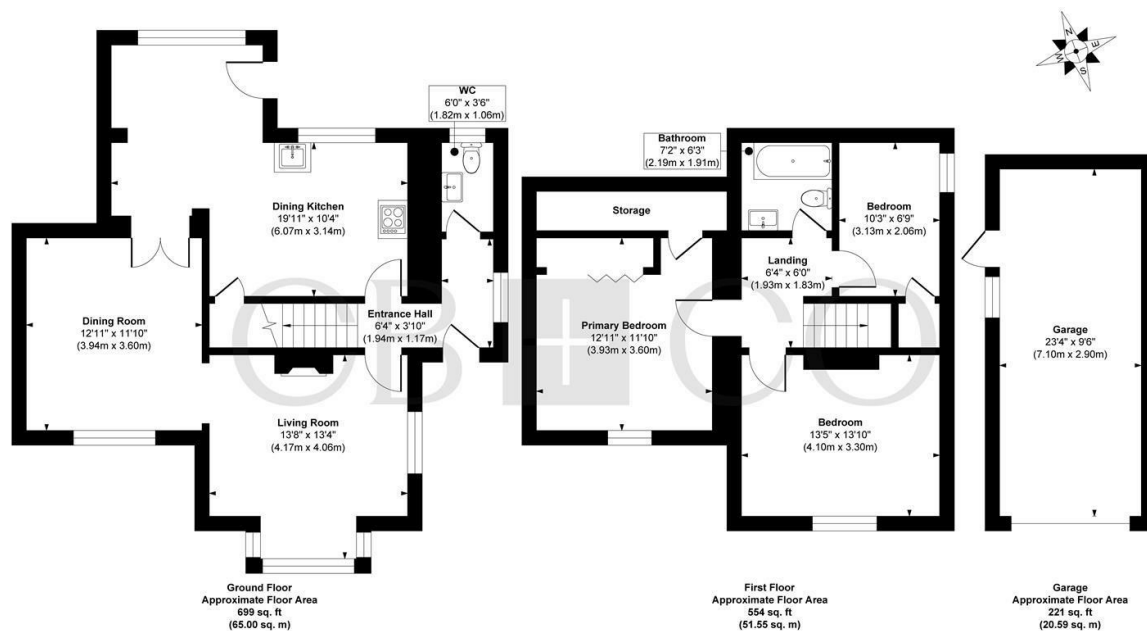








## Woodside, Brookside Road, Breadsall Village



**Approx. Gross Internal Floor Area 1474 sq. ft / 137.14 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## The Particulars

- Beautiful Period Semi-Detached Home
- Former Station Masters Cottage - Delightful Woodland Views
- Highly Sought after Location in the Heart of Breadsall Village
- Around 1200 Square Feet of Living Accommodation
- Entrance Hallway, WC, Living Room with Log Burner & Separate Dining Room
- Spacious Well Appointed Dining Kitchen with Pantry
- Three Well Proportioned Bedrooms & Superb Contemporary Bathroom
- Wide Frontage, Driveway, Detached Garage & EV Charger
- Delightful Landscaped Gardens with Woodland Views
- Excellent Access to Road Networks A38, A52 & M1

### Size

Approx 1253.00 sq ft

### Energy Performance Certificate (EPC)

Rating D

### Council Tax Band

D



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Let's *Talk*

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