



CURRAN  
BIRDS  
+ CO

Windmill Place  
Breadsall, Derby  
Offers in excess of: £365,000





# CURRAN BIRDS + CO

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



IMMACULATE FAMILY HOME - NO CHAIN - A stylish and beautifully presented four-bedroom detached property of character, built to a high specification in 2018 and occupying a delightful private cul-de-sac position on the edge of Breadsall and Oakwood. This ideal family home is finished throughout in a contemporary style and features a spacious open-plan living/dining kitchen to the rear, complete with media wall, modern kitchen with breakfast bar, and French doors opening onto the rear garden.

The accommodation briefly comprises: entrance hallway, contemporary downstairs WC, cosy lounge, and a generous open-plan living/dining kitchen with a separate utility room. The first-floor landing leads to four well-proportioned bedrooms and a luxurious family bathroom. The spacious primary bedroom also benefits from a contemporary en-suite shower room.

Outside, the property offers a front garden with driveway leading to a single integral garage. To the rear is a beautifully landscaped, enclosed garden featuring two timber-decked seating areas and a pergola.









## The Detail

The property is entered through a composite panelled door into the entrance hallway. This hallway provides access to a cosy lounge, contemporary downstairs wc and has stairs to the first floor landing. The hallway leads towards the superb open plan living dining kitchen located at the rear of the property.

This property offers a superb contemporary-styled open-plan living, dining and kitchen space, fitted with modern wall and base units, flat-edged work surfaces, a 1½-bowl stainless-steel sink, integrated dishwasher, electric oven with induction hob and stainless-steel extractor canopy, plus space for a fridge freezer. A breakfast bar provides a natural divide to the living area, which features TV and telephone points, spotlighting, and a bespoke media wall designed for a flat-screen TV with a modern electric fireplace beneath. The utility room continues the kitchen's units and includes a stainless-steel sink, space and plumbing for a washing machine and dryer, ceiling spotlights, 'Karndean' flooring, a wall-mounted radiator, and a side access door.

The first-floor landing has a window to the side and loft access. The spacious primary bedroom benefits from a double-glazed front-facing window, radiator, TV point and a stylish en-suite with a WC, wall-mounted basin, large shower enclosure, fully tiled walls and floor, ceiling spotlights, extractor fan, chrome heated towel rail and illuminated mirror.

There are three further well proportioned bedrooms and a luxurious family bathroom includes a WC, pedestal basin and a tiled bath with mains-fed rainfall shower, all complemented by fully tiled walls and flooring, spotlights, extractor fan, chrome heated towel rail and three built-in storage alcoves.

Outside, the front garden features a lawn with Indian sandstone pathways and gravel borders. A tarmac driveway provides parking and leads to the integral garage with power and lighting. The professionally landscaped rear garden offers a modern entertaining terrace with space for a hot tub, a lawn with raised sleeper beds, an additional seating terrace with pergola, outside tap, security lighting and side access.









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## The Location

Situated in this private cul-de-sac position set on the edge of Breadsall and being very convenient for access to the local amenities in Oakwood and the Meteor Retail Park & Morrisons supermarket.

Oakwood is approximately 4 miles east of Derby City centre and offers a comprehensive range of local amenities including a good range of shops, reputable public houses, good schooling both at primary and secondary level and also a regular bus service into Derby City centre.

A good range of recreational facilities include the Springfield Leisure Centre and Locko Park. Elvaston Castle is only a short drive away also offering delightful scenery and country walks with the Great Northern Greenway walk located just a short walk away.

It is also well placed for three noted golf courses to include Morley Hayes and Horsley Lodge country clubs and Breadsall Priory and Health Club.

The property is also well placed offering easy access to the Derby ring road, the A38, A52 and M1 motorway along with East Midlands International Airport.





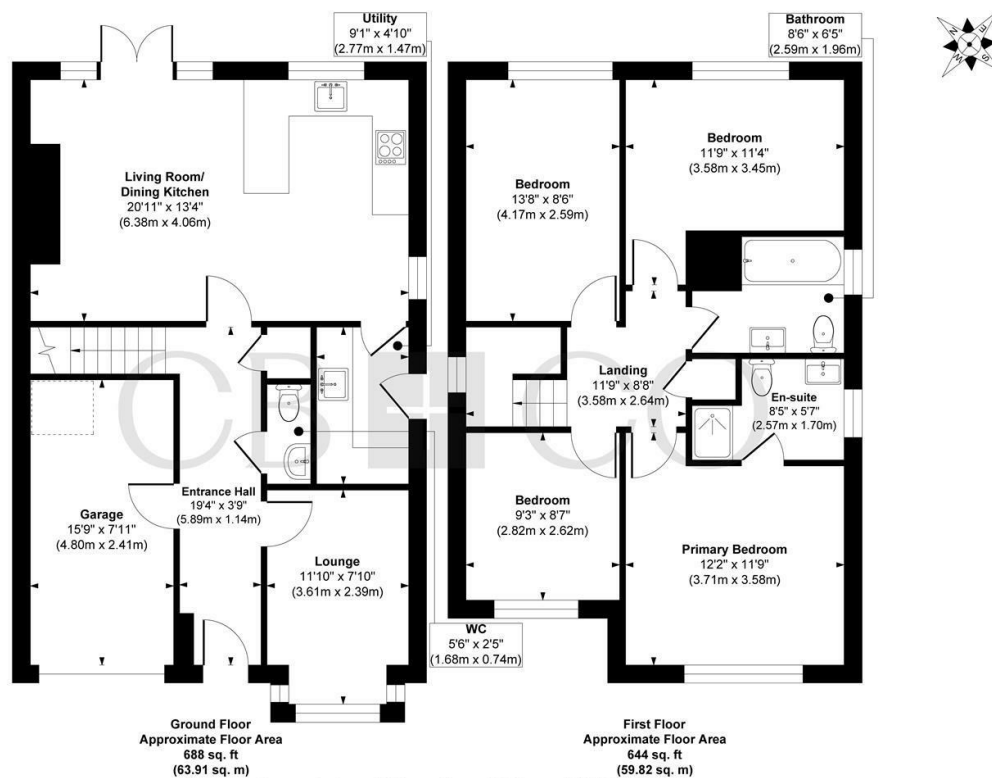








## Windmill Place, Breadsall, Derby



## The Particulars

- Stylish Modern Detached Home set in Private Cul-de-Sac Position
- Built in 2018 to a High Specification - Contemporary Fittings Throughout
- Gas Central Heating & uPVC Double Glazing
- Entrance Hallway, Contemporary WC & Cosy Lounge
- Superb Open Plan Living Dining Kitchen & Separate Utility Room
- Four Well Proportioned Bedrooms & Luxury Family Bathroom
- Spacious Primary Bedroom with Contemporary En-Suite Shower Room
- Front Garden, Driveway & Single Integral Garage
- Delightful Landscaped Rear Garden with Two Decked Seating Areas
- No Chain Involved

### Size

Approx 1332.00 sq ft

### Energy Performance Certificate (EPC)

Rating B

### Council Tax Band

E



# CURRAN BIRDS + CO

Let's *Talk*

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