



**1 Hungerhill Close, Breadsall  
Derby, DE21 4UD**

Stunning four double bedroom detached family house situated in a desirable location on the edge of countryside, yet within swift access to Derby city centre. This property is absolutely fabulous, it is very spacious indeed and includes a large kitchen diner with patio doors to the garden plus a roomy, light bright and airy sitting. There is a driveway to the rear with access to a detached garage and with ample space on the left hand side of the property, to create further off road parking if required. The condition is immaculate, there are blinds or curtains fitted in all rooms, it is beautifully decorated throughout and is fitted with quality floorings throughout. This is like a new build property but with all the extras and is ready to straight into, being offered for sale with the benefit of there being no upward chain.



**£425,000**



## Hallway

Karndean style flooring, staircase to the first floor, access to the ground floor WC, under stair storage, a central heating radiator, a wall mounted alarm control panel, a door to the sitting room on the left and one to the kitchen on the right.

## Kitchen/Diner 25' 6" x 11' 4" (7.77m x 3.45m)

Huge kitchen/diner fitted with a range of style units including integrated appliance such as a fridge/freezer, two electric ovens, an integrated dishwasher and a four ring induction hob with an extractor hood over. There is also space for a large dining suite, a UPVC double glazed window to the front and patio doors to the garden. The flooring is a Karndean style LVT flooring which follows through from the hallway to the utility room at the rear and there are two central heating radiator.

## Utility Room 6' 7" x 5' 8" (2.01m x 1.73m)

Fitted units including cupboards with worktop over, a stainless steel sink, plumbing for a washing machine and space for a tumble dryer. There is also a back door to the rear, a central heating radiator and LVT flooring.

## Sitting Room 20' 11" x 11' 6" (6.37m x 3.50m)

Quality LVT flooring, two UPVC double glazed windows to the side, one to the front, two central heating radiators and a TV point.

## Ground Floor WC 6' 7" x 3' 2" (2.01m x 0.96m)

WC, a wall hung wash basin, central heating radiator and LVT flooring.

## Bedroom 1 11' 10" x 11' 8" (3.60m x 3.55m)

UPVC double glazed window to the side, a central heating radiator and a door leading to the en-suite shower room.

## En-suite 7' 9" x 4' 6" (2.36m x 1.37m)

A good size en-suite shower room including a wall hung wash basin, WC and a spacious recessed shower cubicle with glass screen and a plumbed shower mixer. There is also a vinyl floor covering, a chrome heated towel rail and a UPVC double glazed window to the rear.

## Bedroom 2 11' 5" x 9' 6" (3.48m x 2.89m)

UPVC double glazed window to the front and a central heating radiator.

## Bedroom 3 11' 10" x 9' 1" (3.60m x 2.77m)

With a central heating radiator and UPVC double glazed windows to the front and side.

## Bedroom 4 10' 5" x 8' 9" (3.17m x 2.66m)

UPVC double glazed window to the side overlooking the garden and a central heating radiator.

## Family Bathroom 7' 9" x 6' 5" (2.36m x 1.95m)

Three piece family bathroom including a panel bath with plumbed shower mixer over and glass screen, a pedestal wash basin and WC. There is also a vinyl floor covering, a chrome heated towel rail and a UPVC double glazed window to the side.

## Garage 18' 6" x 9' 8" (5.63m x 2.94m)

A spacious single garage which has been decorated for use as a gym and includes a cushion flooring. There is also storage in the roof, an up and over door to the front, power and light.

## Outside

To the right hand side of the property is a walled garden with a gate leading out to the garage and driveway at the end. On the left of the property is a good size fore garden which would be ideal to resurfaces as a double driveway with a path leading to the front door. There is also a path at the rear with a door leading to the utility room.



## Disclaimer

This brochure has been created to represent the Everington and Ruddle's perception of this property. The vendor has verified the content as being fair and accurate. You are advised to check the content prior to entering into any contract to purchase the property, in short, use your common sense.

Viewing; **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view.**

# Energy performance certificate (EPC)

1, Hungerhill Close Breadsall DERBY DE21 4UD	Energy rating	Valid until:	15 March 2030
	<b>B</b>	Certificate number:	8604-1066-2232-4197-5703

Property type: Detached house

Total floor area: 131 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		93 <b>A</b>
81-91	<b>B</b>	84 <b>B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

The graph shows this property's current and potential energy rating.

Properties get a rating from **A (best) to G (worst)** and a **score**. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

