



BREADSALL VIEW



Elevate your sights to three stylish storeys of luxury living at easily accessible Breadsall View.

Your New Home

Tucked behind ornate, wrought iron gates, pull up onto the red brick block paving of Breadsall View's substantial driveway. High hedging and fresh fence panels provide privacy from the outside world.

The lengthy driveway sweeps along the side of this symmetrically styled and handsome home, where there is ample parking for several cars alongside a detached garage.

Park up and make your way down the steps to the glazed, double front doors where clear panels either side ensure an influx of light flow through the entrance hall for a bright and inviting welcome home. Outdoor lighting either side of the broad front entrance provides ambient illumination after sunset.





A Warm Welcome

Step into the broad, bright entrance hall, where a staircase with solid wood spindles turns up and to the right to the gallery landing above. Spotlights amplify the brightness of the entrance hall, reflecting off the gleaming neutral tiling underfoot and walls decorated in nude, classic tones.



Stash your coat and shoes in the under-stairs cupboard before freshening up in the downstairs shower room on the left. Part tiling to the walls extends fully in the shower cubicle, with roller blind fitted to the window in addition to a quirky corner WC and wash basin.





Next door to the cloakroom, light floods the study through a bountiful bay window, picking out the rich notes in the walnut-toned floor underfoot. Part glazed, light from the entrance hall also permeates this room through the oak door.

Perfectly positioned to the front of the home, watch the world go by as you carry on with the working day from the comfort of your own home. Also ideal for use as a formal dining room or snug, this home's versatile layout lends itself to wrap around your lifestyle.





Easy Living

Luxurious relaxation awaits in the lavishly sized living room, the ultimate room for all the family to gather together for entertainment and relaxation.

Light serenades the room through windows to either side of the stone fireplace, housing an electric fire, and from the quintet of windows to the rear.



Its grand size naturally separates the room off into sociable yet distinct pockets of relaxation: snuggle up on the velvet royal blue sofa, where accents of mustard yellow set a contemporary contrast.

Set in a pentagonal shape, evocative of a castle turret, there is a naturally sociable styling to the furthest end of the living room, with a wealth of windows draws the outdoors in and French doors opening out to the patio beyond.



Wood flooring shines in the flow of natural light and overhead pendant lighting. Where better to celebrate Christmas with the family?





Returning to the entrance hall, turning right from the front door, discover the dining room, where glossy tiling adds continuity and flow underfoot and with soothing latte tones to the walls, in contrast to the crisp white of the ceiling and skirtings.

A flexible family space, double doors open to connect the dining room with the contemporary kitchen beyond. Entertain family and friends, with ambient glow emanating from the wall up-lighting, and admire views out over the garden. Bliss.



Hub of The Home

Pristine porcelain tiling extends underfoot, harmonising with the multi-toned splashback tiles behind the array of light-coloured solid wood units, within which a wealth of storage space can be found.

Substantially sized, with a central island-breakfast bar and built-in glass-fronted dresser with plate rack, this is a comprehensive space, ideal for modern family living. Integrated appliances include a large Range-style cooker and hob, extractor hood and large American style fridge freezer.

Nestled to one side is a utility room, well-stocked with cabinetry, an additional sink, plumbing for a washer-dryer and direct access out to the lush garden.





Returning to the entrance hall, take the spindle-staircase up to the galleried, first floor landing where light suffuses the space through the tall windows, a mirror image of the entrance hall below.

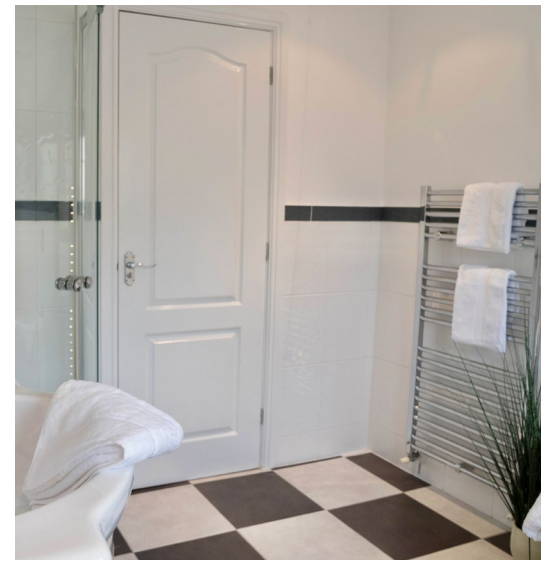
Plush cream carpet is inviting underfoot. Settle down into a comfy chair and lose yourself in a favourite book in the natural light from the tall windows, obscured for total privacy.





Sweet Dreams

Turning left, immediately behind you arrive at the fourth bedroom, a lavishly sized double, carpeted and cosy and dressed in neutral tones. Settle down to sleep in your bubble of bliss – there is plenty of room for bedside tables and a wardrobe. Wake up to views over the garden through full size doors opening to a Juliet balcony.



Next door, serving both bedroom four and three is a bathroom. Decorated in large monochrome squares underfoot, with a band of complementary black and white tiling; soak away your cares in the corner bath as light flows in through the frosted window, replete with roller blind for added privacy.





A Room With A View

Nestled to the rear and soaking up stunning views of the countryside is the cocooning master suite, a capacious room brimming with storage, with built-in mirrored wardrobes, drawers and a dressing table running the length of one wall. Carpeted underfoot, light streams in through the double doors opening to the Juliet balcony.

With the flat roof of the living room below extending from the Juliet balcony, why not extend out to create a private outdoor terrace, where better to enjoy your morning coffee or an after-dinner drink as the sun sets over the countryside?



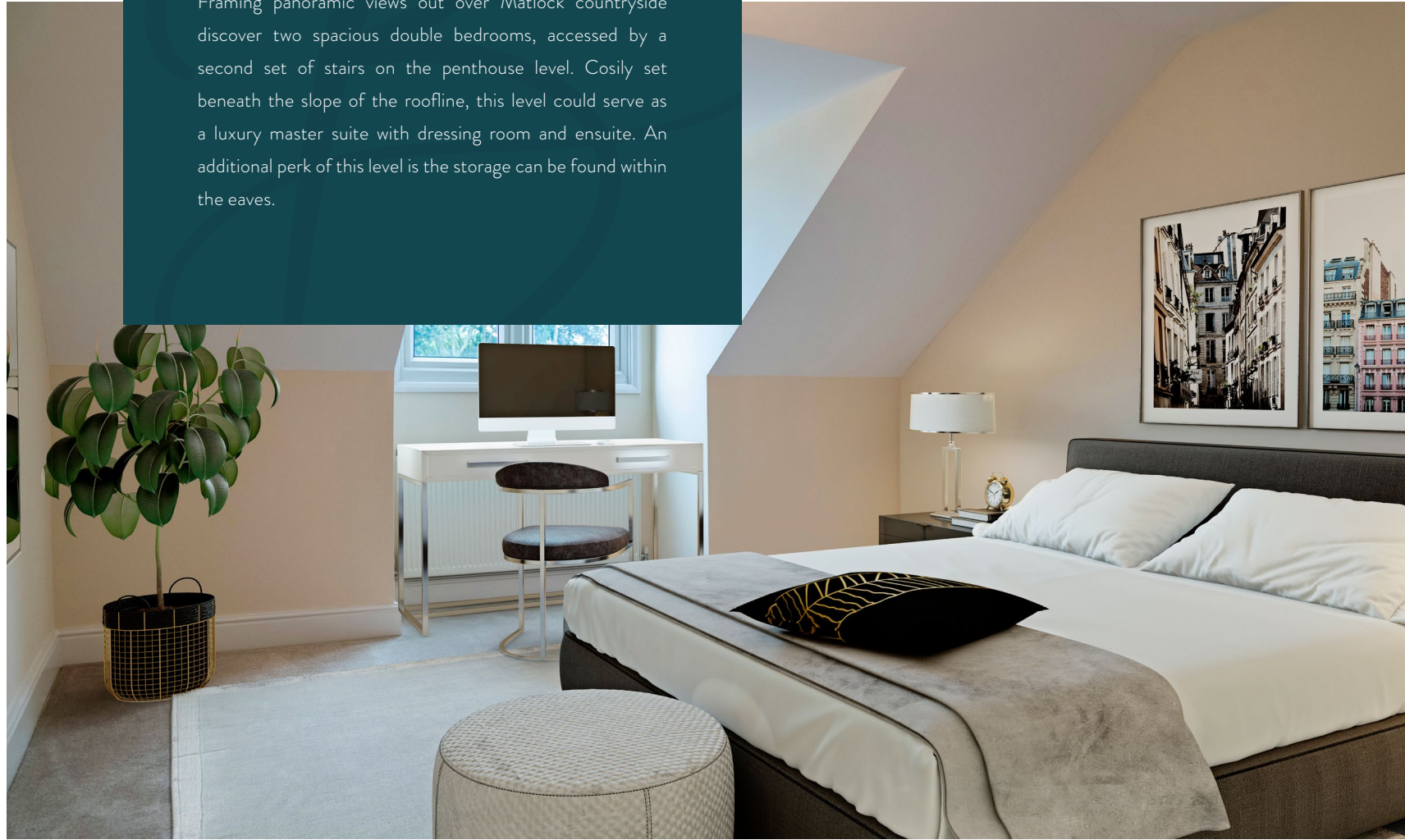


Refresh & Revive

Harmonising with the style of the family bathroom, the ensuite features monochrome tiling, a corner bath, separate shower cubicle and additional storage within the built-in unit housing wash basin and WC.

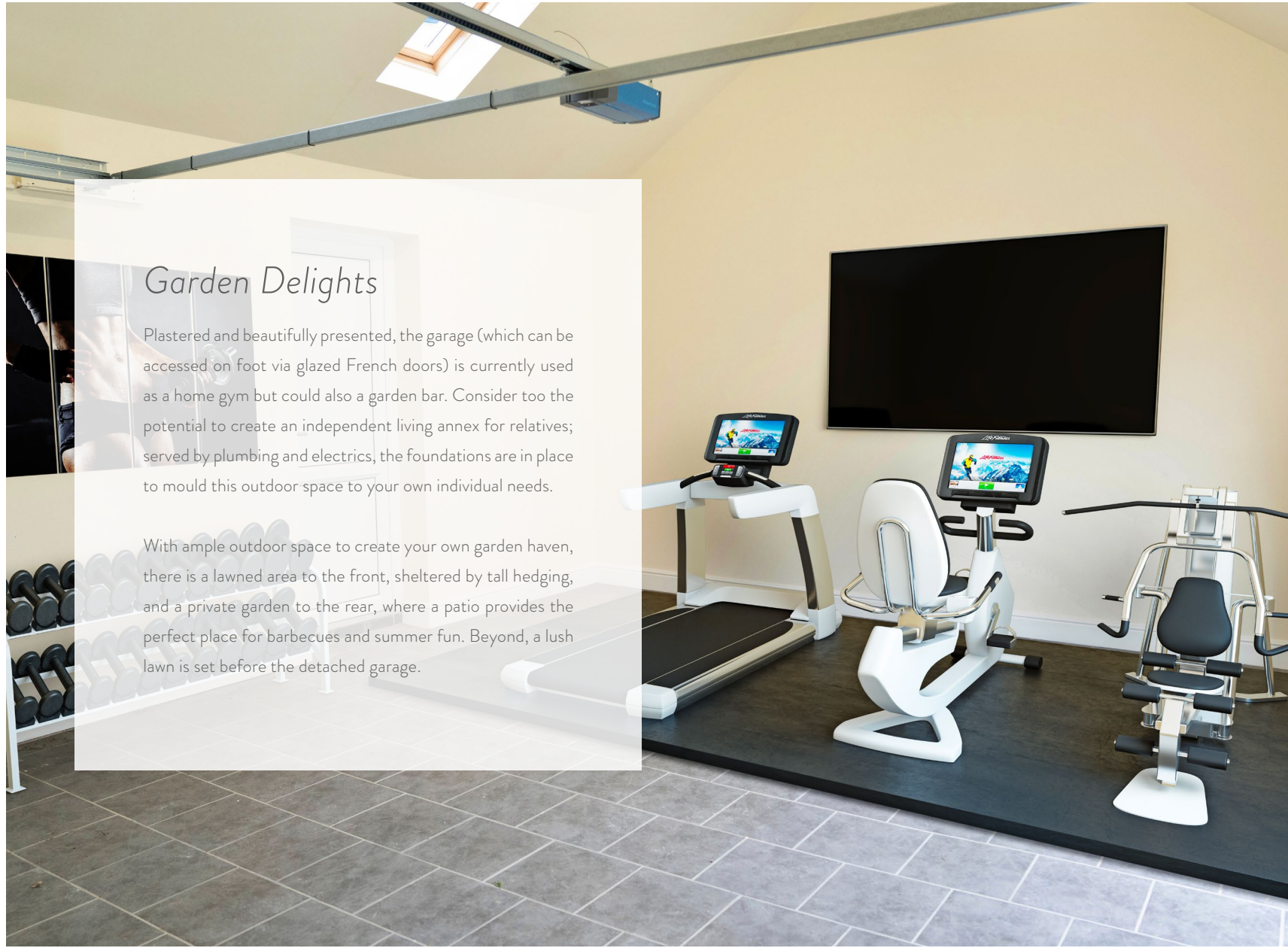
Elevated Living

Framing panoramic views out over Matlock countryside discover two spacious double bedrooms, accessed by a second set of stairs on the penthouse level. Cosily set beneath the slope of the roofline, this level could serve as a luxury master suite with dressing room and ensuite. An additional perk of this level is the storage can be found within the eaves.



Serving both these bedrooms and dressed in refreshing tones of dove grey, the bathroom is fitted with wash basin, WC and bath with overhead shower. Light pours in through the Velux above.





Garden Delights

Plastered and beautifully presented, the garage (which can be accessed on foot via glazed French doors) is currently used as a home gym but could also a garden bar. Consider too the potential to create an independent living annex for relatives; served by plumbing and electrics, the foundations are in place to mould this outdoor space to your own individual needs.

With ample outdoor space to create your own garden haven, there is a lawned area to the front, sheltered by tall hedging, and a private garden to the rear, where a patio provides the perfect place for barbecues and summer fun. Beyond, a lush lawn is set before the detached garage.





Local Area Attractions

Step outside and explore the delights to be discovered nearby. For families and outdoor enthusiasts there is a multitude of nearby parks and playgrounds to discover including beautiful Markeaton Park, a sure fire hit for families with its paddling pool, Splash Pad and fascinating history including ancient trees, historic lost roads and more.

Shipleigh Country Park is around 15 minutes' drive away, a 700 acre arena perfect for walking, cycling, horse riding, bird watching, angling, picnicking, kite flying, jogging and more.

For commuters, Derby city centre is a mere ten minutes' drive away, with a handy bus stop just outside the home. Train links from Derby deliver you to nearby Nottingham in around 20 minutes.

The Windmill Inn, your local pub, is just a walk away at the end of the road, with a wide choice of cafés and restaurants available in nearby Derby. Breadsall Priory is also close by whilst the Peak District is accessible for days on the fells.

Families are well placed within the catchment area of Breadsall Village Primary School and London Forte Senior School. The independent Repton School is within commuting distance a little over 20 minutes' drive away, with Shipleigh Park also within easy reach.

For a spacious, stylish and fresh feeling home, with room for your family to grow, The Breadsall View at Hill Top offers elevated living.



Floor Plan

Approximate Gross Internal Area = 273.4sq m / 2943 sq ft
(Excluding Void)

Illustration for identification purposes only. Measurements are approximate. Not to scale.



Presented By

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e s t a t e s

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