

## 3 Bed House - Semi-Detached

Offers over £400,000

 Rectory Lane, Breadsall Village, Derby, DE21 5LL



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# 3 Bed House - Semi-Detached

£400,000

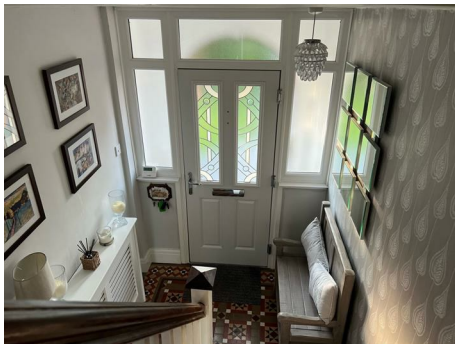
 Rectory Lane, Breadsall Village, Derby, DE21 5LL

Occupying one of the finest locations in the suburbs of Derby is this superior traditional semi detached family home of immense charm and character having been thoughtfully extended and improved throughout. This delightful property requires a full inspection to appreciate the location, size of plot and wealth of quality appointments on offer. Gas centrally heated and UPVC double glazed throughout. In brief; entrance porch, reception hall with feature Minton tiled floor, bay fronted sitting room, dining room, well equipped breakfast kitchen with feature range cooker. On the first floor a landing leads to three bedrooms and main bathroom with modern white suite. Outside is a two car driveway. A particular feature of this beautiful house is the large private west facing professionally landscaped garden. Freehold. Council tax band D. Energy rating D.

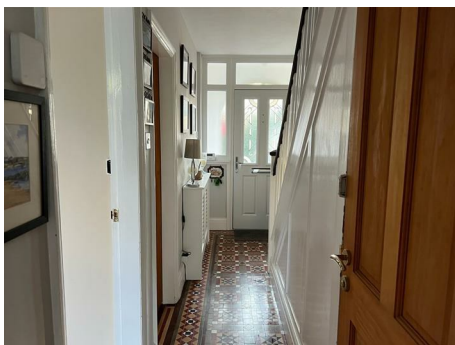
## Recessed Arched Storm Porch

With feature original Minton tiled floor, to:-

## Reception Hall



Having composite and opaque double glazed regency style entrance door with matching side and top lights, feature original Minton tiled floor, radiator and staircase to first floor.



## Guest's Cloak Room/WC

Having low flush wc and UPVC opaque double glazed window to side aspect.

## Sitting Room 14'1" x 11'10" (4.30 x 3.62)



The focal point of the room being the feature period style fire surround with cast iron coal effect living flame fire sited on a raised black granite hearth, television connection point, picture rail, radiator and UPVC double glazed curved bay window to front aspect.

## Dining Room 11'11" x 11'10" (3.65 x 3.63)



The focal point of the room being the feature period style fire surround with cast iron and tiled recessed coal effect living flame fire, sited on a raised black granite hearth, radiator and UPVC double glazed French doors giving views and access over the extensive mature rear garden.

## Extended Breakfast Kitchen 11'5" x 10'5" (3.48 x 3.20)



Having a range of shaker style wall and base cupboards with feature natural wood

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working surfaces, inset enamel Belfast sink with hot and cold mixer tap, complimentary ceramic tiled splash backs with contrasting Karndean light oak effect floor, space and plumbing for automatic washing machine, space for fridge freezer, wine cooler, ceiling LED down lighters, Range Master free standing five burner gas range with twin ovens and grill, UPVC double glazed windows to both front and rear aspects and UPVC double glazed door to rear garden.



## Bedroom Two 12'0" x 11'11" (3.66 x 3.64)



Having radiator and UPVC double glazed window to rear aspect (offering delightful views over the rear garden).

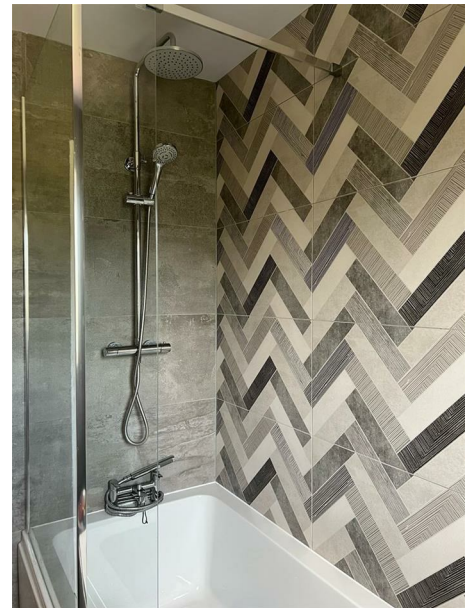
## Bedroom Three 7'10" x 5'11" (2.41 x 1.81)

Having radiator and UPVC double glazed window to front aspect.

## Bathroom



Having modern contemporary white three piece suite comprising; low centre flush wc, floating wall mounted wash hand basin nestling on a wood grain effect vanity unit and 'P' shaped deep shower bath with feature fixed head mains fed drench shower together with hand held shower attachment, glass shower screen, complimentary ceramic tiled wall with contrasting ceramic tiled floor, chrome heated towel rail, wall mounted extractor fan, ceiling halogen down lighters and UPVC opaque double glazed window to rear aspect.



## Outside



The property occupies an extensive mature landscaped plot at this rarely available address. To the front is a privet hedged boundary, leading to a lawned fore garden with adjacent concrete printed driveway giving car standing space for two cars. The stunning rear garden is enclosed by close panelled fencing, together with a screen of well trimmed privet hedging, laid to two lawns with feature concrete printed patio area, together with a porcelain tiled sun terrace incorporating a water feature with gravelled and shrubbed raised planters, mature shrubbed borders, timber potting shed, double outside electric point, cold water tap, garden and security lighting,

## First Floor Landing

With access to roof space (having pull down loft ladder, the loft being boarded and supplied with power and light) and UPVC double glazed window to side aspect.

## Bedroom One 14'9" x 11'11" (4.51 x 3.64)



Having radiator, picture rail and UPVC double glazed curved bay window to front aspect.

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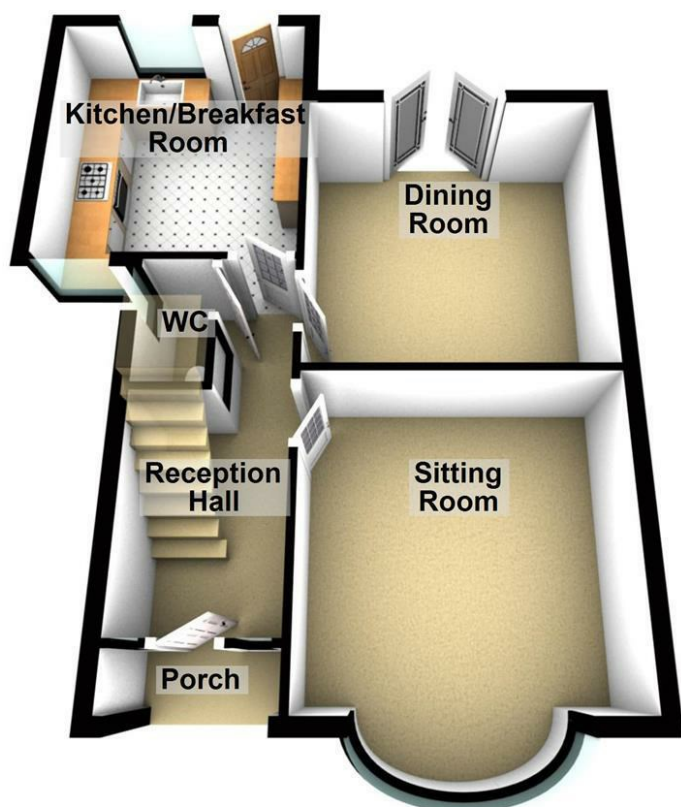
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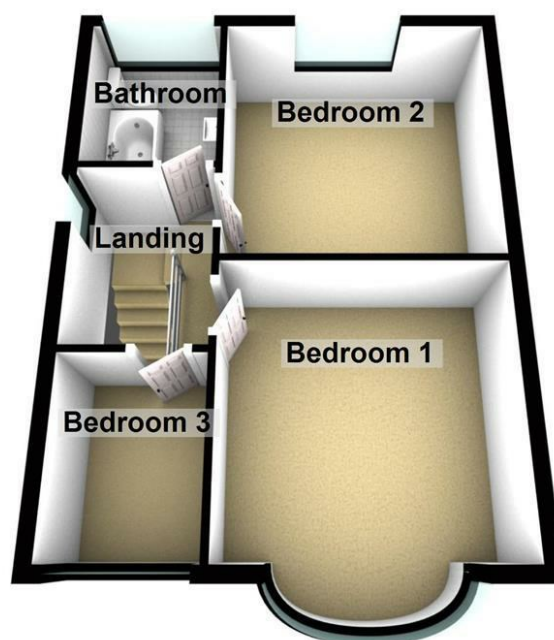
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Ground Floor



First Floor



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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Only energy efficient - lower running costs |         |           |
| A                                           |         |           |
| B                                           |         |           |
| C                                           |         |           |
| D                                           |         |           |
| E                                           |         |           |
| F                                           |         |           |
| G                                           |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |