



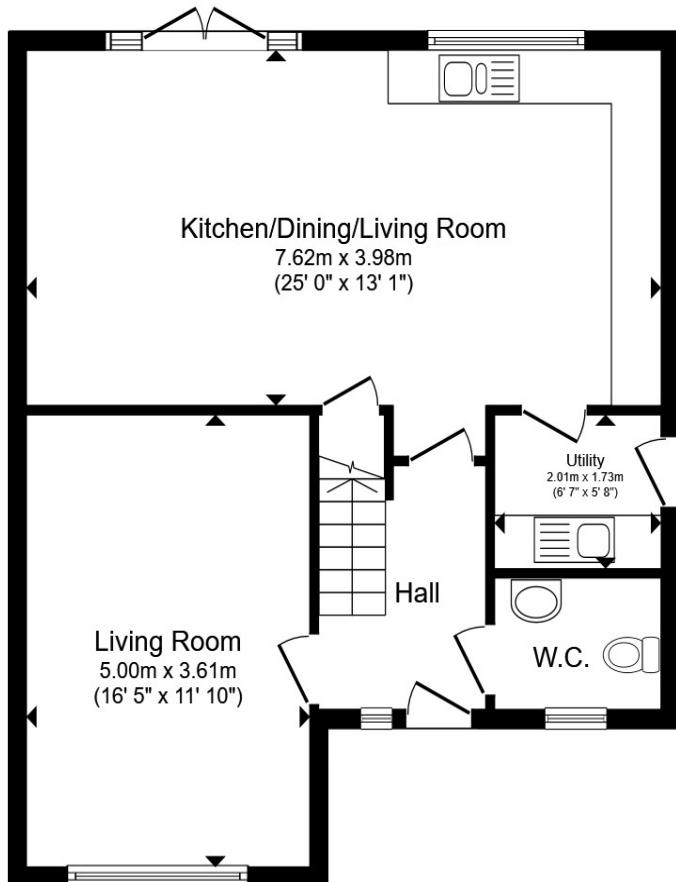
**Bandy Lane, Breadsall, Derby, DE21 4TZ**

**welcome to**

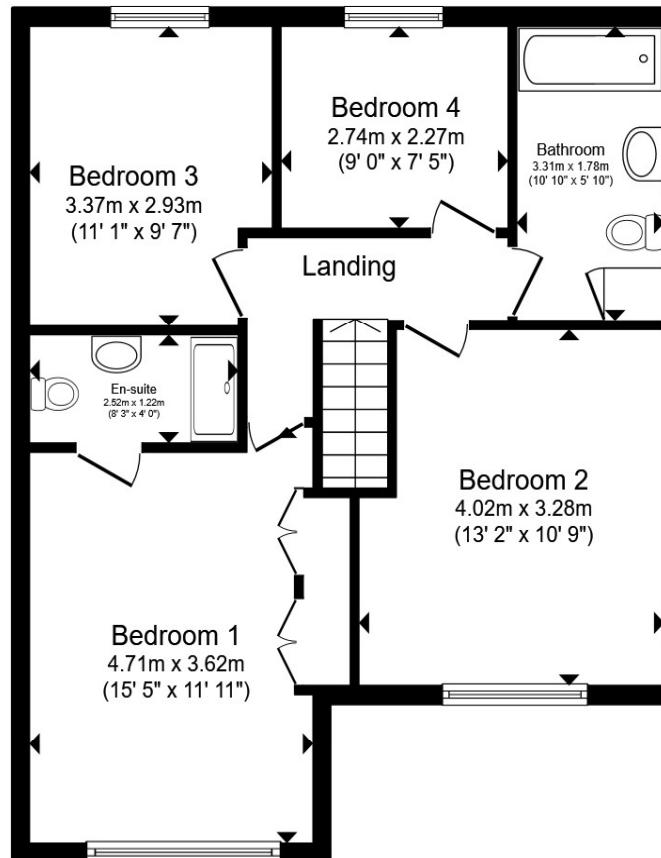
## **Bandy Lane, Breadsall Derby**

A stunning new-build 4-bed Detached in desirable Breadsall, offering luxury modern living, an elegant ensuite with walk-in wardrobe, a spacious open-plan kitchen/living space and a beautifully kept garden. A perfect family home in a prime Derby location.





**Ground Floor**



**First Floor**

Total floor area 125.5 m<sup>2</sup> (1,351 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Living Room**

16' 5" MAX x 11' 10" MAX ( 5.00m MAX x 3.61m MAX )

**Kitchen/Diner**

25' MAX x 13' 1" MAX ( 7.62m MAX x 3.99m MAX )

**Utility Room**

6' 7" MAX x 5' 8" MAX ( 2.01m MAX x 1.73m MAX )

**Bedroom 1**

15' 5" MAX x 11' 11" MAX ( 4.70m MAX x 3.63m MAX )

**Bedroom 2**

13' 2" MAX x 10' 9" MAX ( 4.01m MAX x 3.28m MAX )

**Bedroom 3**

11' 1" MAX x 9' 7" MAX ( 3.38m MAX x 2.92m MAX )

**Bedroom 4**

9' MAX x 7' 5" MAX ( 2.74m MAX x 2.26m MAX )

**Bathroom**

10' 10" MAX x 5' 10" MAX ( 3.30m MAX x 1.78m MAX )

welcome to

## Bandy Lane, Breadsall, Derby

- Elegant new-build detached home in desirable Breadsall
- Four generous bedrooms, including a luxury ensuite and walk-in wardrobe
- Stylish open-plan kitchen/dining/living space with integrated appliances
- Cosy lounge with modern décor and high-quality finishes
- Separate utility room and convenient downstairs WC

Tenure: Freehold EPC Rating: B

Council Tax Band: E

offers over

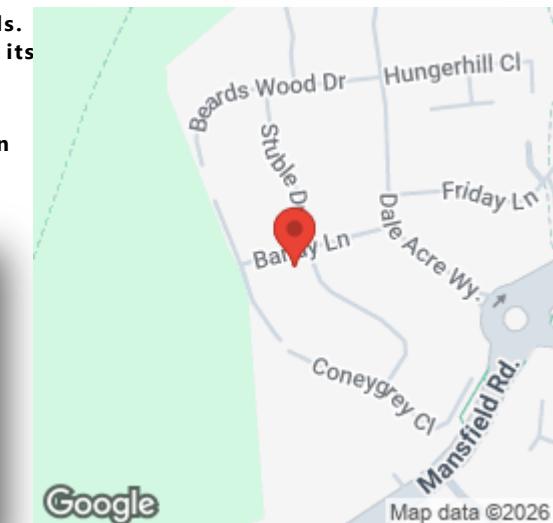
**£425,000**



view this property online [bagshawsresidential.co.uk/Property/DBY121435](http://bagshawsresidential.co.uk/Property/DBY121435)

This exceptional new-build detached home in the highly sought-after village of Breadsall blends contemporary style with a warm, inviting atmosphere, ideal for families seeking both comfort and convenience.

From the moment you step inside, the bright hallway sets the tone for the home's modern elegance. The cosy lounge offers a peaceful retreat, while the impressive open-plan kitchen, dining and living area forms the true heart of the property. Complete with integrated appliances, sleek finishes and patio doors opening onto the garden, it's a perfect space for everyday living and entertaining. A separate utility room and downstairs WC add to the home's thoughtful design. Upstairs, four beautifully proportioned bedrooms provide generous space for the whole family. The standout primary suite boasts an ensuite shower room, fitted cupboards and additionally a separate luxurious walk-in wardrobe. A stylish family bathroom with both bath and shower completes the upper floor. Outside, the low-maintenance garden offers a blend of lawn and patio, ideal for relaxing or hosting friends. Breadsall is a charming and well-connected area, known for its village feel, excellent schools and easy access to Derby city centre. With local shops, green spaces and major routes including the A50, M1 and A38 nearby, it's a superb location for families and commuters seeking a premium lifestyle.



Please note the marker reflects the postcode not the actual property



Property Ref:  
DBY121435 - 0004

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