



28 Hastings Close, Derby, DE73 8BN

£230,000

Located in the charming village of Breedon-on-the-Hill, this modern semi-detached house on Hastings Close offers a delightful blend of comfort and potential. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, making it an ideal setting for both quiet evenings and lively gatherings.

One of the standout features of this home is its larger than average south-facing garden, which not only offers a beautiful outdoor space but also presents an excellent opportunity for gardening enthusiasts or families with children. The property is complemented by stunning views over the historic Breedon church, adding a picturesque backdrop to your daily life.

For convenience, the property includes driveway parking for multiple vehicles, along with a garage, ensuring that you have ample space for your car and additional storage. The large footprint of the house allows for the possibility of personalisation, making it an excellent choice for those looking to create their dream home.

Front Aspect

With a driveway for multiple vehicles and access to the garage, laid lawn, stunning views of the Breedon Priory Church.

Entrance Hallway



Entrance via a UVPC door leading into inner porch, with a window to the front elevation, laminate flooring and door leading to

Lounge



With a window to the front elevation and a further window to the side elevation, door leading to kitchen and double doors leading to

Dining Room



With patio door leading to rear garden and laminate flooring.

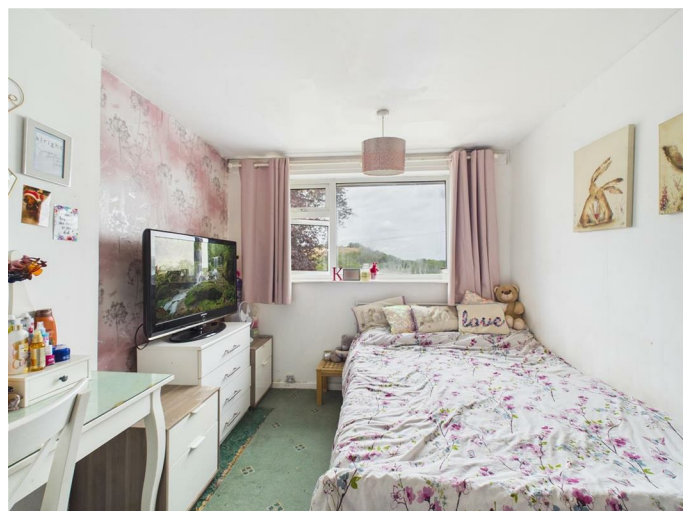
Kitchen



With a window to the rear elevation and a door leading to the side of the property, plumbing for washing machine, indesit oven and grill, electric hob, under stairs storage and tiled flooring.

Stairs Leading To First Floor

Bedroom One



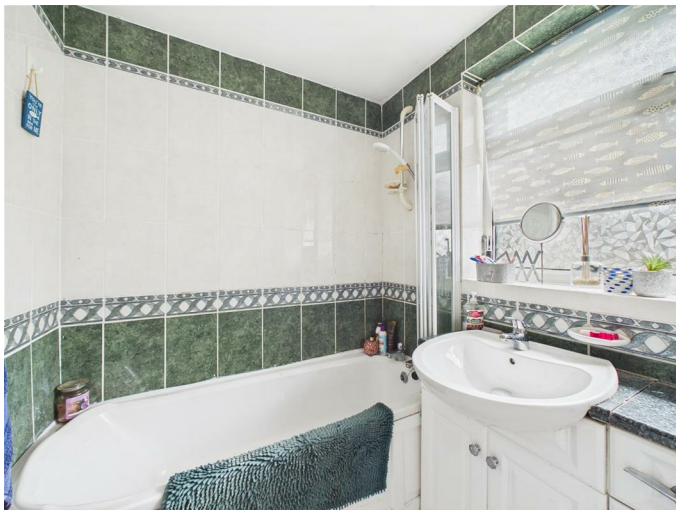
With a window to the front elevation and carpeted flooring.

Bedroom Two



With a window to the rear elevation and carpeted flooring.

Family Bathroom



A three piece suite comprising of; low level W/C, hand wash basin, bath with wall mounted electric shower and tiled flooring.

Bedroom Three



With a window to the front elevation and carpeted flooring.

Rear Garden & Garage



A private South facing garden, with paved patio area and laid lawn.

Garage - up and over manual door

MONEY LAUNDERING REGULATIONS -

1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered as approximate measurements.
4. Potential buyers are advised to recheck the measurements before committing to any expense.

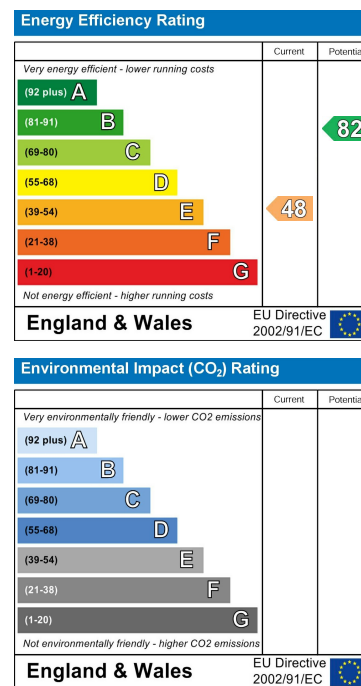
5. Marble Property Services has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.