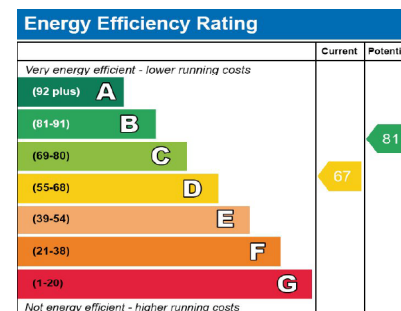
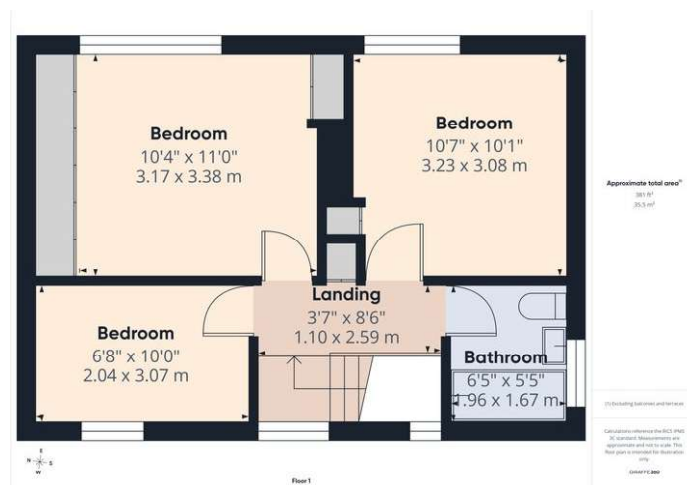




View This Property!

Get in touch today on the contact details below and we'd be delighted to arrange a viewing of this property for you.

W: hannells.co.uk
E: chaddesden@hannells.co.uk
T: 01332 281400

Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

These particulars are intended only as a guide to the property. They do not form part of the contract and although they are believed to be correct, they may be inaccurate in important aspects.

Viewing Strictly By Appointment Only

We recommend our preferred partner law firms who are solicitors selected by Us for their experience and efficiency in providing conveyancing services. We receive a referral fee of between £225 - £250 per completed transaction.

We recommend our preferred partner Mortgage intermediaries who are mortgage specialists available to provide you with the advice you need. We receive a referral fee of approximately £350 per completed transaction.

We recommend our preferred partner Insurance Company who provide Buildings and Contents Insurance. We receive a referral fee of approximately £25 per completed transaction.

We recommend our preferred partner Removal Company for home removals. We receive a referral fee of £50 per completed transaction.

You are NOT obliged to use our preferred partner services.

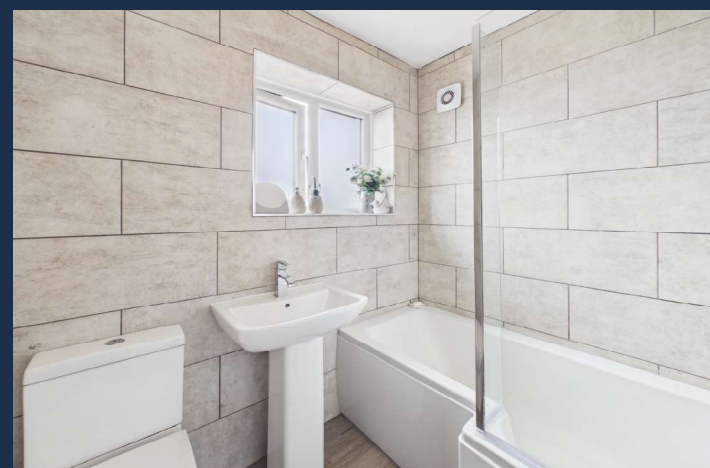
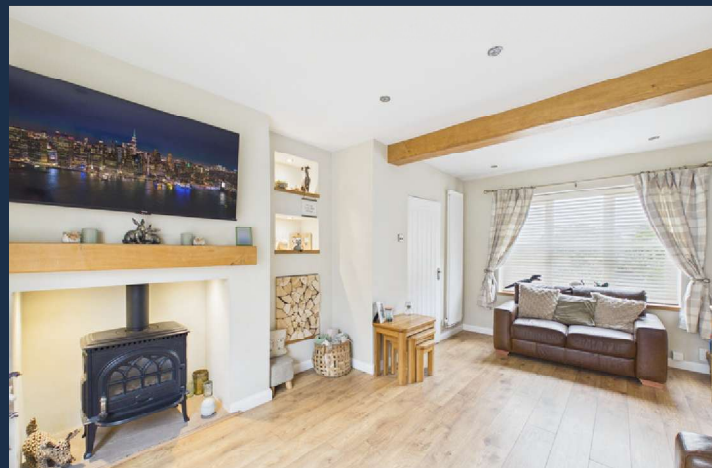
St. Andrews View, Breadsall Hilltop, DE21 4LH | Freehold

A particularly attractive and stylish semi-detached home, occupying a sought-after position with open field views to the front. Beautifully maintained by the current owners, this impressive property is presented to a high standard throughout. A standout feature of the home is the spacious fitted dining kitchen, enhanced by a partly vaulted ceiling and French doors opening onto the rear garden.

- Attractive And Well-Maintained Semi Detached Home
- Ideal First Time Buy/Family Home
- EPC Rating D, Standard Construction
- Council Tax Band A, Freehold



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification of information. The Property Misdescription Act 1991 - The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.



Freehold

A Moving Experience...



Full Description:

The property benefits from off-road parking for several vehicles and a delightful low-maintenance rear garden, thoughtfully designed to provide the perfect setting for outdoor dining and entertaining.

In brief the accommodation comprises:- reception hallway, pleasant dual aspect lounge, cloakroom/WC, and spacious fitted dining kitchen.

To the first floor the landing provides access to three good size bedrooms and modern bathroom with a three piece suite.

Outside, there is off-road parking to the front for two or three vehicles. Gated side access leads to a good-sized rear garden, designed for ease of maintenance and ideal for entertaining.

Room Measurements & Details:

Entrance Hall: (6'4" x 11'5") 1.93 x 3.48

Lounge: (17'3" x 9'8") 5.26 x 2.95

Open Plan Dining Kitchen:

Kitchen Area: (10'5" x 12'3") 3.17 x 3.73

Dining Area: (14'3" x 5'9") 4.34 x 1.75

Cloaks/WC: (4'5" x 2'5") 1.35 x 0.74

First Floor Landing: (3'7" x 8'6") 1.09 x 2.59

Bedroom One: (10'4" x 11'0") 3.15 x 3.35

Bedroom Two: (10'7" x 10'1") 3.23 x 3.07

Bedroom Three: (6'8" x 10'0") 2.03 x 3.05

Bathroom: (6'5" x 5'5") 1.96 x 1.65

Outside:

Off-road parking is provided to front elevation for two/three vehicles. There is gated access to the side elevation leading to a good-size rear garden, ideal for entertaining and arranged for ease of maintenance having paved patio/seating areas, artificial turf, fenced boundaries, cold water tap and spacious garden store.

Buyer Information:

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person.

2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long distance to view.

3. Measurements: All measurements are approximate and provided for guidance only.

4. Services: Services, equipment, and appliances have not been tested. Buyers should arrange their own surveys or inspections.

5. These details are given in good faith but do not form part of any offer or contract. Information should be independently verified. Hannells Limited and its employees or agents are not authorised to make representations or warranties regarding the property.