



**Stuble Drive, Breadsall, Derby, DE21 4TX**

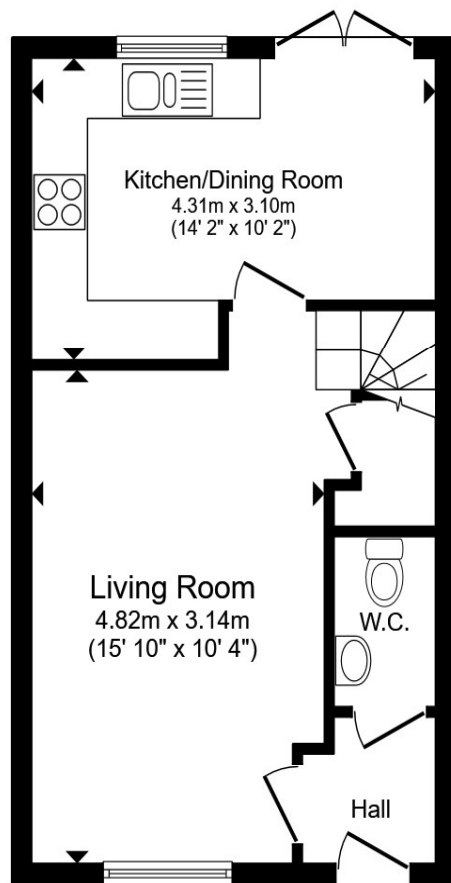


**welcome to**

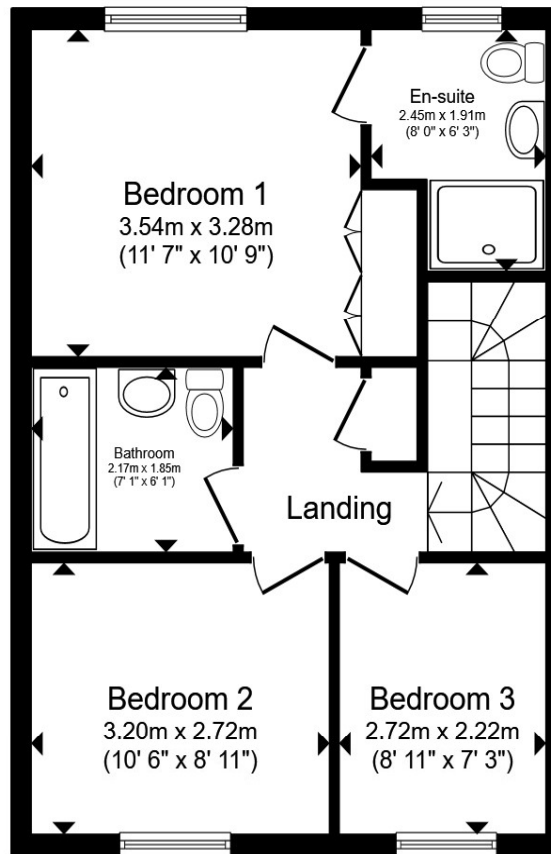
**Stuble Drive, Breadsall, Derby**

Modern 3-bed family home in sought-after Breadsall, Derby. Stylish interiors, spacious living areas, ensuite master, landscaped garden and excellent links to shops, schools and major routes. Ready to move straight into!





**Ground Floor**



**First Floor**

### **Living Room**

15' 10" MAX x 10' 4" MAX ( 4.83m MAX x 3.15m MAX )

### **Kitchen Diner**

14' 2" MAX x 10' 2" MAX ( 4.32m MAX x 3.10m MAX )

### **Bedroom 1**

11' 7" MAX x 10' 9" MAX ( 3.53m MAX x 3.28m MAX )

### **Bedroom 2**

10' 6" MAX x 8' 11" MAX ( 3.20m MAX x 2.72m MAX )

### **Bedroom 3**

8' 11" MAX x 7' 3" MAX ( 2.72m MAX x 2.21m MAX )

### **Bathroom**

7' 1" MAX x 6' 1" MAX ( 2.16m MAX x 1.85m MAX )

Total floor area 79.3 m<sup>2</sup> (853 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)

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## Stuble Drive, Breadsall, Derby

- Modern three-bedroom new-build home in desirable Breadsall
- Ensuite master bedroom with fitted wardrobes
- Spacious living room and stylish kitchen-diner with integrated appliances
- Family bathroom with bath and shower, plus downstairs WC
- Landscaped garden with patio, lawn, shed and flower beds

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

**£260,000**

This modern three-bedroom home in Breadsall, Derby offers stylish, spacious living ideal for families, first-time buyers or investors. Designed with comfort and practicality in mind, the property features a welcoming hallway leading to a convenient downstairs WC. The bright, contemporary living room flows seamlessly into the fully fitted kitchen-diner, complete with integrated appliances and direct access to the garden. Tiled flooring runs throughout the ground floor, adding to the clean, modern feel. Upstairs, you'll find three generous bedrooms. The main bedroom includes an ensuite and fitted wardrobes, while the second is currently used as a home office and the third as a walk-in wardrobe. A sleek family bathroom with both bath and shower completes the first floor. The property sits in a popular residential area known for its friendly community feel. Breadsall offers easy access to Derby city centre, excellent schools, local shops and major road links including the A50, M1 and A38. With high-quality décor throughout and a beautifully maintained garden with patio, lawn and bedding areas, this home is truly ready to move into.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DBY121563 - 0002

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