



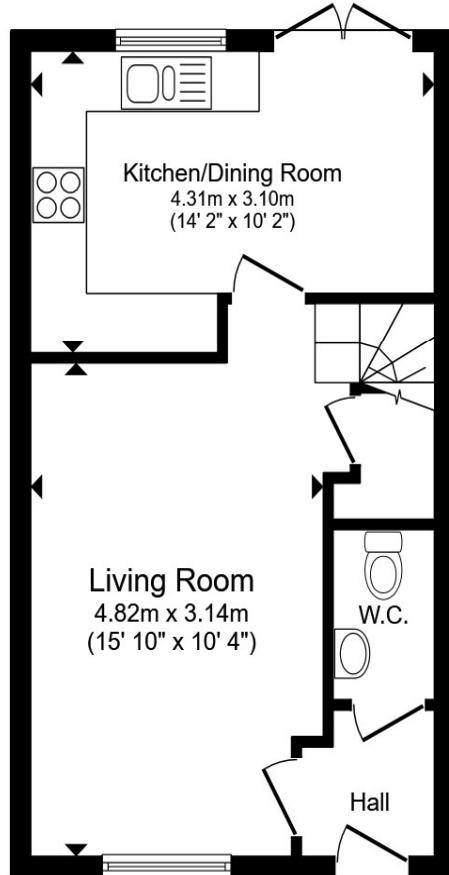
Stuble Drive, Breadsall, Derby, DE21 4TX

welcome to

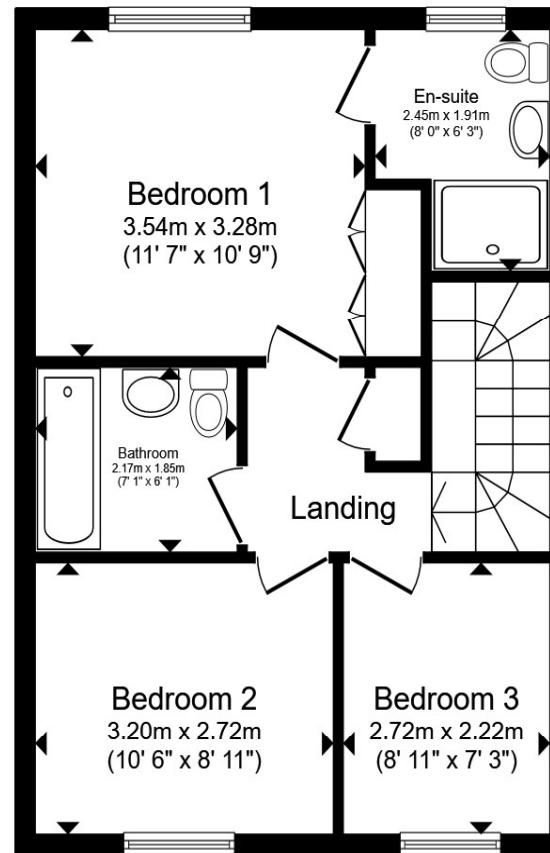
Stuble Drive, Breadsall, Derby

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

Total floor area 79.3 m² (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

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)

welcome to

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

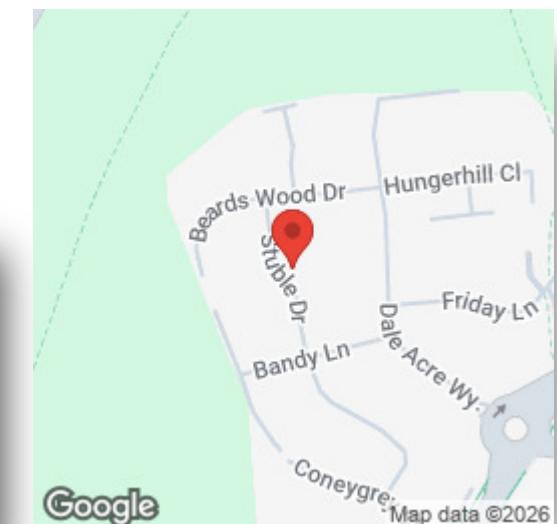
Council Tax Band: C

£260,000



view this property online bagshawsresidential.co.uk/Property/DBY121563

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



Property Ref:
DBY121563 - 0002

1. MONEY LAUNDERING REGULATIONS 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 is 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 incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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