



18. Beech Croft, Breadsall, Derby, DE21 5LQ

£269,000



A two bedroom detached bungalow located on a small cul-de-sac in this pretty sought after village with a charming rural feel yet on the outskirts of Derby city.



18. Beech Croft, Breadsall, Derby, DE21 5LQ

£269,000



The bungalow would benefit from a scheme of modernisation offering excellent potential and is attractively offered for sale with no chain and immediate vacant possession.

The gas centrally heated and UPVC double glazed accommodation comprises, side entrance hallway, large living room with sliding patio doors, dining kitchen, main bedroom with fitted wardrobes, generous bedroom two and bathroom with shower over bath.

Externally there is a deep lawned frontage and long driveway continuing to a garage. The mature rear garden is well stocked with a variety of plants and shrubs, patio, lawn and vegetable patch.

Breadsall is a pretty village located on the outskirts of Derby centre with convenient access to local shopping areas. Locally there is a village café, church, numerous golf clubs including Breadsall Priory with hotel and gym.

An excellent opportunity to acquire a delightfully positioned detached bungalow.

ACCOMMODATION

HALLWAY

Main UPVC double glazed door.

LOUNGE

17'11" x 11'11" (5.46m x 3.63m)

Spacious with sliding patio doors to garden, media connections and gas fire with surround, radiator.

KITCHEN

14'6" x 8'10" (4.42m x 2.69m)

A generous dining kitchen with fitted wall and base units with laminate work surfaces, sink and drainer, gas cooker and hob, space for washing machine and American fridge freezer, UPVC double glazed window and door to garden, pantry cupboard with gas boiler, radiator.

BEDROOM ONE

12' x 11' (3.66m x 3.35m)

Fitted wardrobes and matching bedside tables, UPVC double glazed window, radiator.

BEDROOM TWO

8'8" x 8'1" (2.64m x 2.46m)

A good sized second bedroom with front facing UPVC double glazed window and radiator.

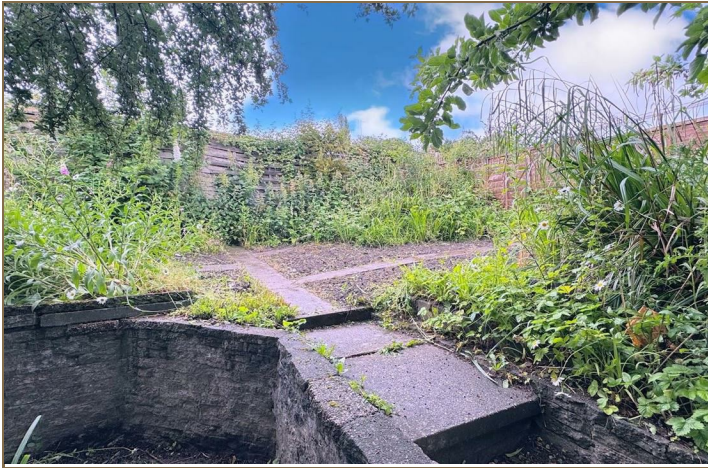
BATHROOM

6'6" x 5'7" (1.98m x 1.70m)

A modern white three piece suite comprising panelled bath with electric shower over, wash basin and WC, UPVC double glazed window, radiator.







Road Map



Floor Plan

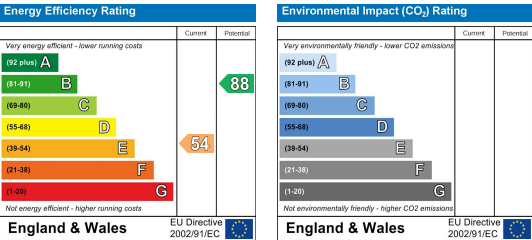


Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

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. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

Energy Efficiency Graph



boxallbrownandjones.co.uk

Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk