

3 Bed House - Detached

Price £340,000

 Dale Acre Way, Breadsall, Derby, DE21 4UB



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Nestled in the desirable area of Breadsall, Derby, this stunning detached house on Dale Acre Way offers a perfect blend of modern living and comfort. Built by the renowned Redrow, this property boasts three spacious bedrooms and two well-appointed bathrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you will be greeted by a welcoming reception room that sets the tone for the rest of the home. The heart of the house is undoubtedly the superior dining kitchen, which is both stylish and functional, equipped with high-quality fixtures and fittings that cater to all your culinary needs. This space is perfect for entertaining guests or enjoying family meals.

The property is set within landscaped gardens, providing a serene outdoor retreat. Additionally, it features convenient off-road parking for two vehicles, along with a garage, ensuring that you have ample space for your vehicles and storage.

The high specification of this home is evident throughout, with attention to detail and quality craftsmanship that Redrow is known for. Living in this sought-after location not only offers a peaceful environment but also easy access to local amenities and transport links.

In summary, this detached house on Dale Acre Way is a great opportunity for anyone looking to settle in a charming and well-connected area of Derby. With its modern features, spacious layout, and beautiful gardens, it is a property that truly deserves your attention.

The property is sold Freehold. Council tax band D. Energy rating B.

Reception Hall



Having regency style composite and opaque double glazed entrance door, oak effect LVT floor, radiator, understairs storage cupboard and staircase to first floor.



Guests Cloak Room/WC



Having modern white two piece suite with tiled splash backs, oak effect LVT floor, radiator, ceiling LED down lighters and UPVC opaque double glazed window to front aspect.

Sitting Room 15'2" x 11'5" (4.64 x 3.49)



Having television and media connection points, radiator and UPVC double glazed window to front aspect.



Dining Kitchen 18'9" x 12'1" (5.73 x 3.70)



Having a range of shaker style fitted wall, base and drawer units with feature granite working surfaces incorporating an inset stainless steel sink bowl, together with a vegetable preparation bowl and hot and cold mixer tap, integrated stainless steel four burner gas hob with matching canopy extractor hood with down lighter, twin electric fan assisted ovens and grills,

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concealed larder fridge, freezer and dish washer, ceiling LED down lighters, oak effect LVT floor, contemporary style radiator, utility cupboard (having space and plumbing for automatic washing machine), UPVC double glazed picture windows with matching French doors giving views and access over the landscaped rear garden.



First Floor Landing



With access to roof space, full height storage cupboard (housing the wall mounted combination gas boiler), UPVC double glazed window and radiator.

Principal Bedroom 11'7" x 11'10" (3.54 x 3.62)



Having radiator and UPVC double glazed window to front aspect. A door leads to the:-



Shower Room/En Suite



Having modern white three piece suite with complimentary ceramic tiled splash backs with contrasting oak effect LVT floor, chrome heated towel rail, ceiling LED down lighters with extractor fan and UPVC opaque double glazed window to side aspect.

Bedroom Two 11'5" x 11'5" (3.48 x 3.48)



Having a radiator and UPVC double glazed window.

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Bedroom Three 11'8" x 7'1" (3.56 x 2.16)



Having a radiator and UPVC double glazed window.

Bathroom



Having modern white three piece suite with complimentary ceramic tiled splash backs, contrasting oak effect LVT floor, chrome heated towel rail, shaver socket, ceiling LED down lighters, extractor fan, bulk head storage cupboard and UPVC opaque double glazed window to front aspect.

Outside



The property occupies a landscaped, well tended plot at this popular residential address, sited on a private withdrawn position. To the front is a shrubbed and low maintenance fore garden with an adjacent tarmac driveway giving car standing space for approximately three cars and leading to the detached brick garage, having up and over door, pitched tiled roof space and supplied with power and light. The landscaped rear garden is enclosed by close panelled fencing and laid to a shaped lawn with composite decking and shrubbed borders.

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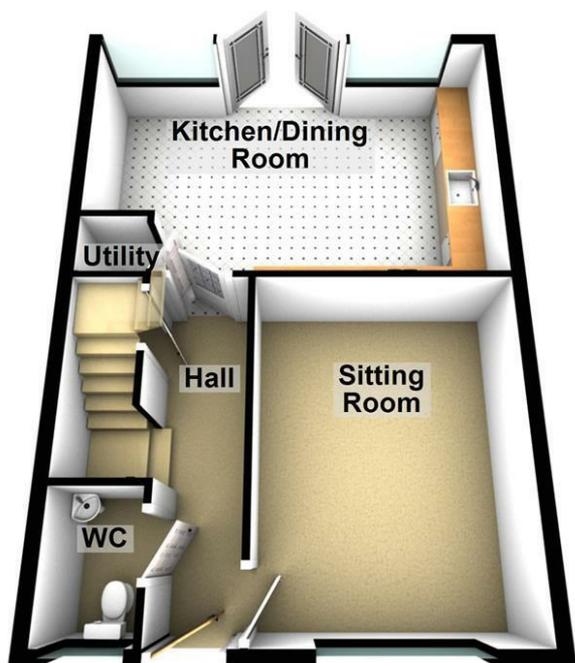
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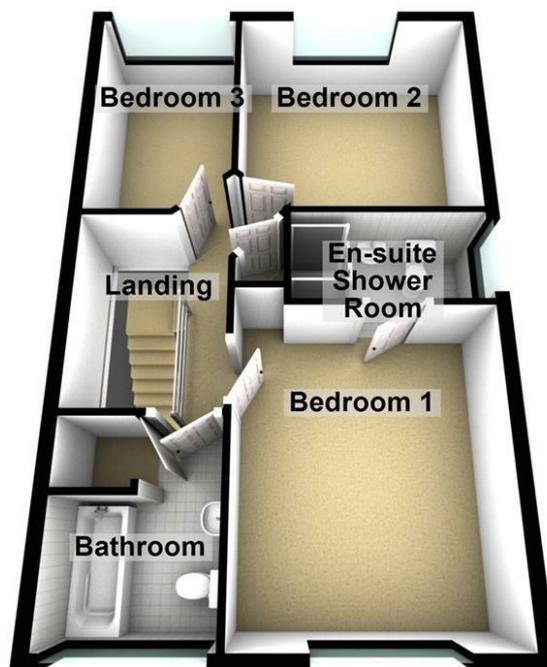
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Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	84	95
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Energy efficiency - lower running costs	E		
Low energy efficiency - higher running costs	F		
Very low energy efficiency - higher running costs	G		

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