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Brettingham Drive, Kedleston Grange

Allestree, Derby

Offers in excess of: £750,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



**SUPERB POSITION - ECCLESBOURNE SCHOOL CATCHMENT AREA** - This impressive five-bedroom detached home, built by Miller Homes to their sought-after Oxford design. The property is beautifully positioned on the edge of the desirable Kedleston Grange development, enjoying open countryside views and a peaceful cul-de-sac setting near the beautiful Kedleston Hall & Estate.

The property offers an exceptional blend of space, style, and modern family living, further benefiting from the remainder of its NHBC guarantee. The property in brief comprises: entrance hallway, downstairs wc, study, spacious lounge, dining room, utility room and a stunning open-plan living dining kitchen with dining island and bi-folding doors. Upstairs, the first floor landing leads to five generous bedrooms, two en-suites and a contemporary bathroom.

Externally, the property benefits from a generous private double width driveway, detached double garage and a delightful south-facing rear garden.





## The Detail

An attractive and well-presented family home, entered via a storm porch into a welcoming entrance hall with herringbone-style flooring, understairs storage, and staircase to the first floor. The hallway gives access to a downstairs wc, lounge, study and the superb open plan living dining kitchen. The downstairs wc is fitted with a wc and wash hand basin.

The property offers generous and versatile living space, including a spacious lounge with a bay window to the front enjoying open views, a separate study, and a dining room with French doors opening onto the rear patio.

The superb open-plan living kitchen/dining room, fitted with a range of modern wall and base units, integrated appliances, and a central island with induction hob. The space is enhanced by velux style roof windows and bi-folding doors opening onto the landscaped garden, creating an ideal area for both everyday living and entertaining. A separate utility room provides additional practicality.

Upstairs, the semi-galleried landing gives access to five well-proportioned bedrooms. The stunning primary bedroom benefits from a walk through wardrobe dressing area with fitted wardrobes and an en-suite shower room. A second bedroom also enjoys its own en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

Externally, the property is set back behind a well-maintained front garden with lawn and planted borders. To the rear is a private, south-facing landscaped garden, mainly laid to lawn with a paved patio and gated access to the driveway.

A generous double-width driveway provides ample off-road parking and leads to a detached double garage with power and lighting.





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## The Location

The property is situated on the edge of Allestree on the sought after Kedleston Grange development on the doorstep of the Kedleston Estate, offering a variety of pleasant countryside walks.

Allestree offers an excellent range of local amenities, including the well-regarded Park Farm Shopping Centre and regular bus services.

The property falls within the catchment area for the highly regarded Ecclesbourne School in Duffield and is also conveniently located for Curzon Primary School in Quarndon.

Local recreational facilities include Woodlands Tennis Club, Allestree Park – which features a golf course and fishing lake – as well as Markeaton Park with its boating and fishing lake. Kedleston Golf Course is also just a short distance away.

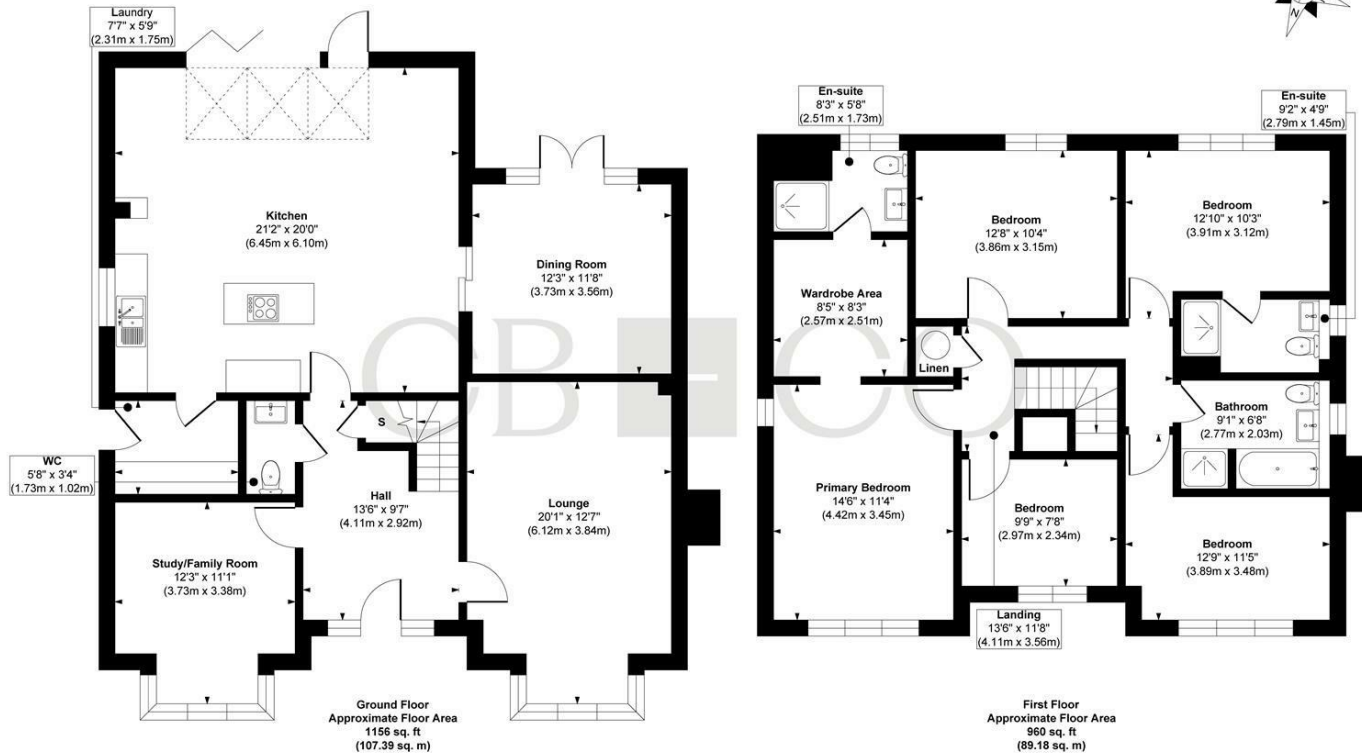
It is located close to the highly sought-after village of Quarndon, approximately three miles north of Derby city centre. The popular village of Duffield lies around two miles further north and offers a wider range of amenities, including a selection of shops and a train service.







**Brettingham Drive, Kedleston Grange, Allestree, Derby**



**Approx. Gross Internal Floor Area 2116 sq. ft / 196.57 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## The Particulars

- Beautiful Modern Five Bedroom Detached Family Home
- Built by Miller Homes in 2024 - Oxford Design
- Superb Position - Edge of Estate with Views over Countryside
- Entrance Hallway, WC, Study, Dining Room & Spacious Lounge
- Stunning Open Plan Living Dining Kitchen & Utility Room
- Five Double Bedrooms, Contemporary Bathroom & Two En-Suites
- Superb Primary Bedroom Suite with Wardrobe/Dressing Area & En-Suite
- Generous Driveway, Detached Double Garage & South Facing Rear Garden
- Close to Excellent Local Shops & Amenities
- Ecclesbourne School Catchment Area

*Size*

Approx 2116.00 sq ft

*Energy Performance Certificate (EPC)*

Rating B

*Council Tax Band*

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*Let's Talk*

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