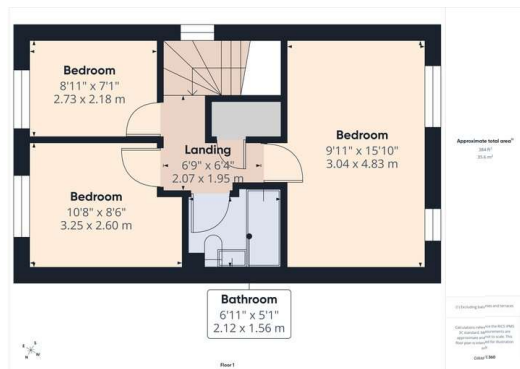


View This Property!

Get in touch today on the contact details below and we'd be delighted to arrange a viewing of this property for you.

W: hannells.co.uk
E: chaddesden@hannells.co.uk
T: 01332 281400

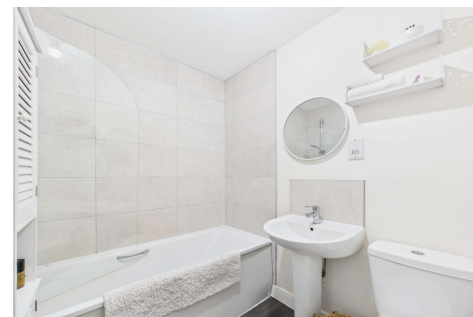
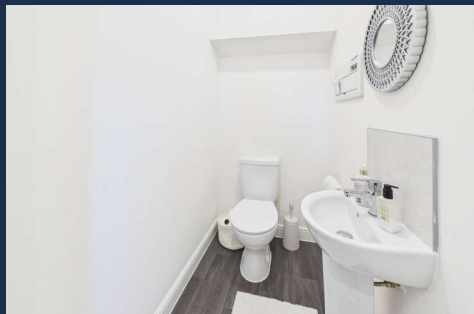
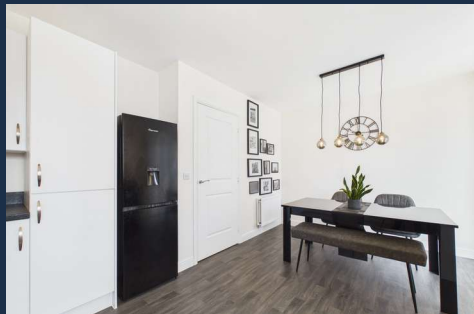
These particulars are intended only as a guide to the property. They do not form part of the contract and although they are believed to be correct, they may be inaccurate in important aspects.

Stuble Drive, Breadsall, DE21 4TX

A beautifully presented three-bedroom end-terrace house, perfectly suited to families, first-time buyers and professionals alike. The property is available to purchase as either a 63% or 100% share. This inviting home combines comfortable living spaces with a practical layout and is ideally suited to modern family living.

- Attractive Three-Bedroom End-Terrace House
- Available as 63% & 100% Shares
- EPC Rating B, Standard Construction
- Council Tax Band C, Leasehold
- Off-Road Parking And Enclosed Rear Garden





Full Description:

Situated in a popular residential area, the accommodation briefly comprises a welcoming entrance hallway with a convenient cloakroom/WC, a spacious living room, and a modern dining kitchen with French doors providing access to the rear garden.

Upstairs, the first floor features a landing leading to three well-proportioned bedrooms, offering flexibility for growing families, home working or guest accommodation. A family bathroom serves all three bedrooms, completing the upper level.

Externally, the property benefits from a driveway to the front providing off-road parking, with gated access to the side leading to an enclosed rear garden, which is mainly laid to lawn.

Room Measurements & Details:

Entrance Hall: (4'0" x 4'7") 1.22 x 1.40

Cloaks/WC: (5'4" x 3'6") 1.63 x 1.07

Spacious Living Room: (15'8" x 12'0") 4.78 x 3.66

Dining Kitchen: (9'9" x 15'11") 2.97 x 4.85

First Floor Landing: (6'9" x 6'4") 2.06 x 1.93

Bedroom One: (9'11" x 15'10") 3.02 x 4.83

Bedroom Two: (10'8" x 8'6") 3.25 x 2.59

Bedroom Three: (8'11" x 7'1") 2.72 x 2.16

Bathroom: (6'11" x 5'1") 2.11 x 1.55

Leasehold Information:

Housing Association - Sparrow Shared Ownership

125 year Lease From 24/06/2019

Leaseholder Share: 63%

Monthly Rent Charge: £258.00

Monthly Service Charge (estimate) £52.51

Please Note:

This property is available to purchase at 100% ownership on a 'back-to-back' staircasing basis for £255,000, meaning you will own the Freehold.

Buyer Information:

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person.
2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long distance to view.
3. Measurements: All measurements are approximate and provided for guidance only.
4. Services: Services, equipment, and appliances have not been tested. Buyers should arrange their own surveys or inspections.
5. These details are given in good faith but do not form part of any offer or contract. Information should be independently verified. Hannells Limited and its employees or agents are not authorised to make representations or warranties regarding the property.
6. Additional AML Charges may apply for complex cases, including trusts, overseas companies, overseas owners, or company structures requiring enhanced due diligence and verification.

A Moving Experience...