



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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

Viewing Strictly By Appointment Only

We recommend our preferred partner law firms who are solicitors selected by Us for their experience and efficiency in providing conveyancing services. We receive a referral fee of between £225 - £250 per completed transaction.

We recommend our preferred partner Mortgage intermediaries who are mortgage specialists available to provide you with the advice you need. We receive a referral fee of approximately £350 per completed transaction.

We recommend our preferred partner Insurance Company who provide Buildings and Contents Insurance. We receive a referral fee of approximately £25 per completed transaction.

We recommend our preferred partner Removal Company for home removals. We receive a referral fee of £50 per completed transaction.

You are NOT obliged to use our preferred partner services.

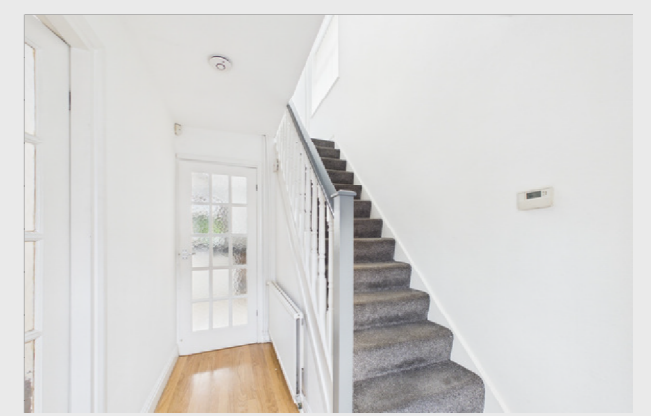
Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

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.

Braintree Close, Breadsall Hilltop, DE21 4DR | Freehold

Offered for sale with no upward chain, this spacious three-bedroom semi-detached home offers a generous lounge opening to a spacious dining area with sliding door to a generous conservatory. With a good-sized kitchen, ample gardens and off-road parking, it must be viewed!

- Spacious Three-Bedroom Home
- No Upward Chain
- Non-Standard Construction (Wimpey No-Fines)
- EPC Rating D, Freehold
- Council Tax Band A



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification of information. The Property Misdescription Act 1991 - The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.



Full Description:

Benefitting from double glazing and gas central heating the accommodation in brief comprises: Entrance Hall with feature laminate flooring; spacious lounge with central fireplace and opening through to the good sized dining room; spacious uPVC double glazed conservatory with tile flooring and French doors opening to the rear garden; fitted kitchen; first floor landing; two double bedrooms with fitted wardrobes; good size bedroom three and a well-appointed fitted family bathroom.

To the front of the property is a driveway providing ample off-road parking and to the rear is a generous garden space with elevated decked seating area, lawn, mixed flower and shrubbery beds, large store shed and a detached garage.

Braintree Close is conveniently located close to local shops, well regarded schools and amenities, as well as having excellent road links with the A61 and A38 road networks, leading into Derby City Centre and out towards further road links.

Room Measurements & Details:

Entrance Hall:

Lounge: (14'7" x 10'7") 4.44 x 3.23

Dining Room: (10'11" x 8'10") 3.07 x 2.69

Conservatory: (17'0" x 9'6") 5.18 x 2.90

Kitchen: (11'11" x 10'1") 3.63 x 3.07

First Floor Landing:

Bedroom One: (13'0" x 9'0") 3.96 x 2.74

Bedroom Two: (10'3" x 9'2") 3.12 x 2.79

Bedroom Three: (9'7" x 7'2") 2.92 x 2.18

Bathroom: (7'7" x 5'4") 2.31 x 1.63

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.

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