

Beech Croft

Breadsall Village, Derby, DE21 5LQ



A well-proportioned, three-bedroomed detached bungalow, situated in the desirable village of Breadsall, in a delightful cul-de-sac setting adjoining open countryside. Available with immediate vacant possession.

Offers In Excess Of £300,000



John German

The property benefits from gas central heating, double glazing, and security alarm, and briefly comprises entrance hall, generous lounge dining room, modern breakfast kitchen with integrated appliances, three double bedrooms, and modern shower room. Externally, a corner plot with gardens to the front, side and rear, together with driveway to detached double garage.

A well-proportioned, three-double-bedroomed detached bungalow, with early internal inspection highly recommended. Available with immediate vacant possession, comprising; entrance hall, lounge dining room, breakfast kitchen, three bedrooms, shower room, double garage, driveway parking, and corner plot gardens.

The property enjoys an impressive corner plot, in the cul-de-sac of Beech Croft, which adjoins open countryside, on the fringe of the desirable Breadsall Village. The property also enjoys views toward the Village Church. Breadsall Village lies approximately 2.5-miles north of the City of Derby, within easy access of the city centre, and minutes driving distance of the A38 for commuting to the north and south of the region.

What 3 Words ///dairy.shine.spoke

Accommodation - Having the benefit of gas central heating, double glazing, and security alarm, the detailed accommodation comprises: -

L-Shaped Entrance Hall - Having UPVC double glazed entrance door and side panel, central heating radiator, built-in cupboard, and access to the insulated loft space.

Generous Lounge Dining Room - 7.04m x 3.66m (23'1" x 12'0") - Having UPVC double glazed picture window to the front, wide stone fireplace with slate hearth, two central heating radiators, two wall light points, and UPVC double French doors and side windows to the garden.

Breakfast Kitchen - 3.28m x 2.69m (10'9" x 8'10") - Having modern white fittings comprising; two double base units, two single base units, two single wall units, and three single wall units with leaded-light glazed doors for display purposes, together with integrated electric hob with extractor hood and light over, integrated electric double oven, stainless steel sink unit with single drainer, work surface areas with tiled splashbacks, UPVC double glazed door and window to the side, plumbing for dishwasher, six ceiling downlighters, and boiler cupboard housing a Gloworm Hideaway gas-fired boiler providing domestic hot water and central heating.

Front Bedroom One - 3.68m x 2.77m max (12'1" x 9'10" max) - Having fittings comprising; two double wardrobes with top cupboards, and dressing shelf, together with UPVC double glazed window, and central heating radiator.

Bedroom Two - 3.68m x 3.05m (12'1" x 10'0") - Having UPVC double glazed window, and central heating radiator.

Bedroom Three - 3.61m x 2.74m (11'10" x 9'0") - Having UPVC double glazed window, and central heating radiator.

Modern Shower Room - Having white suite comprising; corner quadrant shower cubicle with electric shower unit, wash hand basin in vanity unit with cupboards under, and low-level WC, together with fitted linen cupboard, heated chrome towel rail, fully tiled walls, and UPVC double glazed window.

Front Garden - Having lawns, and shrub borders.

Side Garden - Having lawn, and shrub borders.

Rear Garden - Having lawn, and enclosed by fencing for privacy.

Parking - Driveway to the side, accessed via gates, and leading to the: -

Detached Double Garage - 6.12m x 4.95m (20'1" x 16'3") - Of brick construction, having twin up-and-over doors, and electric power and light.

Additional Information -
Tenure - We understand the property is held freehold, with vacant possession provided upon completion.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB

01332 943818

derby@johngerman.co.uk

Agents' Notes

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