

# Brookside Road

Breadsall, Derbyshire, DE21 5LF

John   
German





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£575,000



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The property has undergone an extensive programme of modernisation over recent years including a new roof and a full rewire making it a great option for anyone looking for a modern low maintenance home.

Nestled on the edge of the countryside yet only minutes from Derby city centre, Breadsall offers the perfect balance of rural charm and everyday convenience. The village is known for its picturesque green spaces, welcoming community atmosphere, and beautiful period homes, making it especially appealing for families and professionals seeking a quieter pace of life without feeling isolated. Residents enjoy scenic walks, highly regarded local pubs, excellent nearby schools, and easy access to transport links including the A38 and M1. With its blend of character, safety, and accessibility, Breadsall provides a lifestyle that feels peaceful and exclusive while still keeping everything you need close at hand.

Entrance to the property is via a dramatic double height entrance hall with a spectacular oak stair case, beautiful patterned tile flooring, modern vertical radiator and doors leading off to the ground floor living spaces.

The stunning open plan dining kitchen sits to the rear of the house with bi-fold doors that provide lovely views over the rear garden and which along with a fabulous lantern skylight fill the room with natural light. Fitted with a matching range of base and eye level units with under unit lighting, quartz effect worksurfaces, tiled splashbacks and a matching island which has base units, a contrasting worktop extending to form a breakfast bar and an inset ceramic sink with mixer tap. Plenty of space remains for a family sized dining table and chairs, modern vertical radiator.

A useful utility room is located off the kitchen and fitted with a base unit with quartz effect worksurfaces, inset ceramic sink unit with mixer tap leaving spaces for a washing machine and tumble dryer. There is a side entrance door and a courtesy door into the garage.

The generous living room overlooks the front elevation with two lovely picture windows, the wooden floor gives the room warmth whilst the fireplace forms a focal point with a log burning stove set on a stone flag hearth with a rustic wooden mantle.

Moving back through the property into the hallway there are three lovely double bedrooms with bedroom three also having a set of French doors that open directly onto the rear garden and makes the perfect guest room. The family bathroom is also located off the hallway and has been fitted with a full four piece modern suite comprising concealed flush WC and vanity washbasin with built-in storage, panelled bath with mixer tap and hair shower attachment and a large separate shower enclosure, extensive tiling and a window to the rear.

On the first floor a galleried landing has access to eaves storage, a Velux skylight and a spectacular hanging light fitting. Doors lead off to the remaining bedrooms.

The master bedroom is lovely bright room with a window to the side and Velux skylights within frame blinds. The beautiful ensuite feature sloping ceilings and tongue and groove panelling having been fitted with a concealed flush WC, vanity washbasin with storage beneath and a freestanding bath and floor standing mixer tap with hair shower attachment, window to the rear.

Bedroom two is a spacious "L" shaped double room with Velux skylights with in frame binds and a large built-in wardrobe with a sliding barn door.

Outside the property is set back from the road behind a low Derbyshire stone boundary wall with a low maintenance front garden and driveway parking with access to the garage.

To the rear of the house is a wonderfully private south facing garden, mainly laid to lawn with paved patio seating. A low vertical slatted fence sits at the end of the garden with gated access to the brook which runs along the rear of the property. The brook is set low down with a high bank on the opposite side which doesn't officially belong to the property although steps have been made to claim possessory title, previous owners of the property did install a water feature on the bank, work is required to restore it otherwise it makes a nice feature regardless.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Traditional

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Erewash Borough Council / Tax Band C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/27052026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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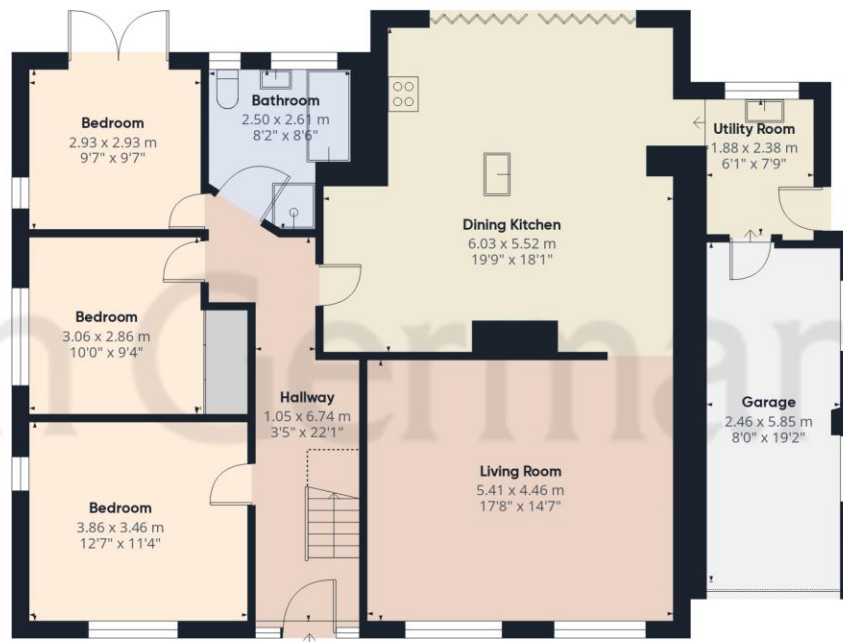
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Ground Floor

**Approximate total area<sup>(1)</sup>**

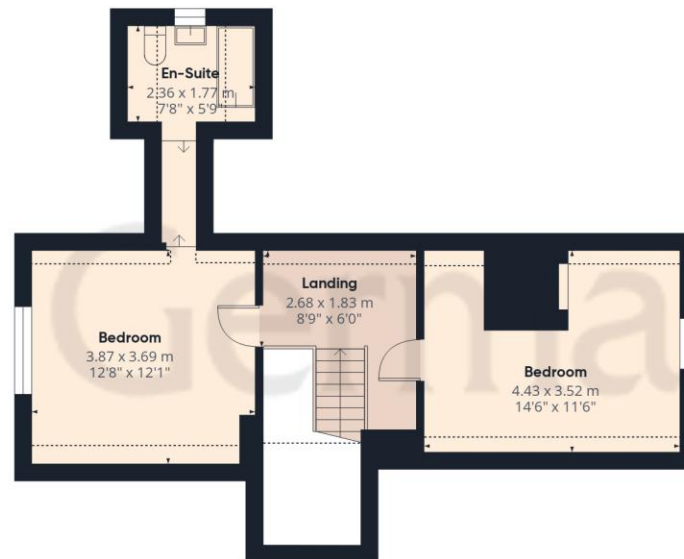
163.1 m<sup>2</sup>

1755 ft<sup>2</sup>

**Reduced headroom**

7.3 m<sup>2</sup>

78 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

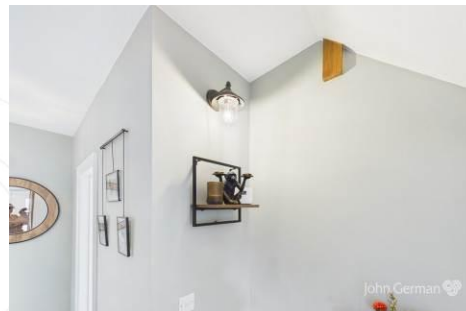
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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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