

# 3 Bed House - Semi-Detached

Price £220,000

 Lytham Close, Breadsall, Derby, DE21 4EB



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Situated within a quiet cul-de-sac, this exceptional three-bedroom semi-detached home occupies a generous plot and offers high-specification living throughout. Impeccably maintained by the current owners, the property is presented in outstanding condition, making it ideal for buyers seeking a turnkey home.

The accommodation is thoughtfully laid out, featuring a spacious and inviting living area, a contemporary fitted kitchen with quality finishes, and well-proportioned bedrooms that provide both comfort and practicality. Every aspect of the home reflects careful attention to detail and a high standard of upkeep.

Externally, the property benefits from a sizeable plot, offering excellent outdoor space for relaxation or entertaining. A substantial garage provides ample storage or workshop potential, further enhancing the home's appeal.

Located in a desirable residential area of Derby, this property combines peaceful surroundings with convenient access to local amenities, schools, and transport links.

An outstanding opportunity to acquire a beautifully presented home in a sought-after cul-de-sac location.

The property is sold freehold. Council tax band B. Energy rating.

## Open Plan Living Room 21'1" x 10'8" (6.44 x 3.26)



With UPVC opaque double glazed entrance door with matching window, wall mounted contemporary fire, radiator, oak effect laminate floor, television and media connection points and turned spindle staircase to first floor. A door leads to the:-



## Dining Kitchen 21'1" x 10'1" (6.44 x 3.08)



Having a range of shaker style fitted wall, base and drawer units, the focal point of the room being the stainless steel free standing five burner gas range with twin electric ovens and grill, matching canopy extractor hood with down lighter, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, inset stainless steel sink top with side drainer, hot and cold mixer tap, integrated larder fridge, freezer and washing machine, UPVC double glazed

window, deep understairs storage cupboard, ceiling down lighters, UPVC opaque double glazed door to side aspect, radiator, television connection point and UPVC double glazed French doors giving views and access over the extensive rear garden.



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## First Floor Landing



With access to roof space, full height airing cupboard and UPVC opaque double glazed window to side aspect.

## Principal Bedroom 14'11" x 8'9" (4.55 x 2.69)



Having a range of recessed built in wardrobes, radiator and UPVC double glazed window to rear aspect.



## Bedroom Two 11'1" x 10'3" (3.38 x 3.14)



Having a radiator and UPVC double glazed window to front aspect.

## Bedroom Three 9'9" x 7'3" maximum (2.97m x 2.21m maximum)



Having a laminated wood effect floor, bulk head wardrobe, radiator and UPVC double glazed window to front aspect.

## Bathroom



Having modern white three piece suite with Triton electric shower over bath, complimentary ceramic tiled walls with contrasting laminate floor, powder coated

heated towel rail and UPVC opaque double glazed windows to both side and rear aspects.

## Outside



The property occupies a large landscaped plot at this popular cul-de-sac location. To the front is a lawned and fenced fore garden with adjacent tarmac driveway giving cars standing space for two cars and leading to a large detached garage, measuring internally 7.37 x 5.46m, having up and over door, side personal door, built in work bench and supplied with power and light. A wooden access gate at the side leads to a large patio area with steps leading to an extensive lawned garden, enclosed by close panelled fencing together with well trimmed hedging with cold water tap and garden lighting.



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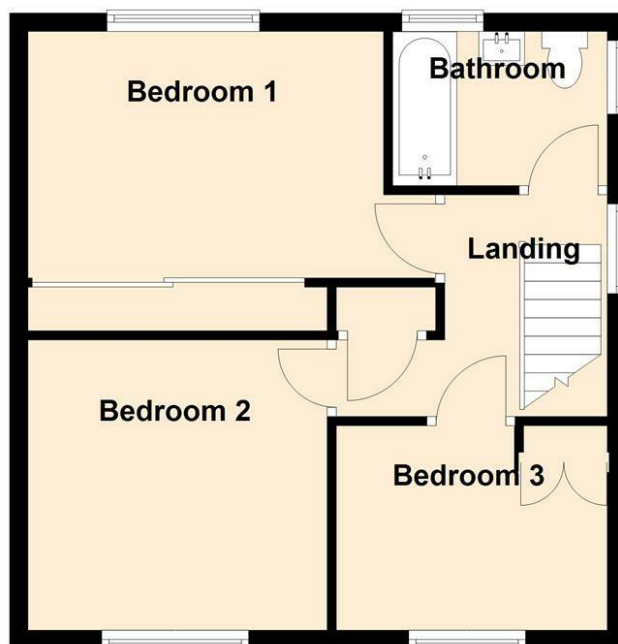
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### Ground Floor



### First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Extremely poor energy efficiency - higher running costs	G		

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