

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## 2 Beech Croft Breadsall, Derby, DE21 5LQ



**An architecturally designed three bedroom detached residence enjoying sought-after village location.**

- Gas fired central heating and sealed unit double glazing throughout
- Entrance hall with feature spiral staircase • Spacious sitting room, family room and dining room • Ground floor shower room • Conservatory, kitchen and utility room
- Principal bedroom with built-in wardrobes and en-suite • Further double bedroom
- Feature games room to the first floor, study area, sauna and further double bedroom with built-in wardrobes
  - Double garage •

**£1,500 Per calendar month**



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## GENERAL INFORMATION

An architecturally designed three bedroom detached residence offering light and spacious living accommodation and being positioned within the well regarded village of Breadsall.

The gas centrally heated and double glazed accommodation briefly comprises entrance hall with spiral staircase, downstairs shower room, well appointed kitchen, utility room, family room, conservatory and dining room. Double bedroom with en-suite and built-in wardrobes, further double bedroom with built-in wardrobes. To the first floor is a feature games room/second sitting room with study area, sauna and a further double bedroom with built-in wardrobes.

The property is set within extensive gardens and is set back from the road behind an attractive fore-garden with adjacent driveway providing ample off street car-standing an in turn leading to a double garage.

## ACCOMMODATION

### **ON THE GROUND FLOOR**

#### **ENTRANCE HALL**

With feature spiral staircase, two central heating radiators, useful cloaks cupboard and uPVC double glazed window to the front. Door to:

#### **LIGHT AND SPACIOUS SITTING ROOM 6.93m x 3.66m (22'9" x 12'0")**

With two double central heating radiators, single radiator, uPVC double glazed bow window to the front. TV aerial points. Brick archway leads to:

#### **FAMILY ROOM 4.06m x 2.71m (13'4" x 8'11")**

With double central heating radiator, uPVC double glazed bow window to the side.

#### **DINING ROOM 3.18m x 3.13m (10'5" x 10'3")**

Having double central heating radiator and a sealed unit double glazed sliding door leads to:

#### **CONSERVATORY 3.80m x 2.59m (12'6" x 8'6")**

With woodgrain effect ceramic flooring, brick dwarf wall with woodgrain effect sealed unit double glazed windows to both side and rear elevations.

#### **FITTED KITCHEN 3.84m x 3.15m (12'7" x 10'4")**

With ceramic tiled flooring, a range of fitted base, wall and drawer units all with matching cupboard fronts. Roll edge laminated preparation surfaces with inset one and a half basin stainless steel sink unit and draining board. Integrated electric fan assisted double oven, built-in four ring ceramic hob with integrated extractor hood (with variable speed fan and lighting) over. Integrated fridge. Recess spot-lighting, double central heating radiator, sealed unit double glazed window with pleasant aspect to the rear. Glazed and panelled door leads to:

#### **UTILITY ROOM**

With a range of fitted base and wall mounted units with matching solid wood cupboard and drawer fronts. Roll edge laminated preparation surface. Ceramic flooring, floor to ceiling ceramic wall tiling, radiator, uPVC woodgrain effect double glazed window and door providing access to the rear garden.

#### **GROUND FLOOR SHOWER ROOM**

With three piece suite comprising low flush w.c.,



pedestal wash hand basin and shower cubicle with thermostatic mixer shower in chrome. Complementary ceramic wall and floor tiling, central heating radiator and obscure uPVC double glazed window to the rear.

#### **PRINCIPAL BEDROOM 4.51m x 3.37m (14'10" x 11'1")**

With a range of fitted bedroom furniture including drawer units and wardrobes. Central heating radiator, sealed unit double glazed window in uPVC frame to the front. Double doors lead to:

#### **EN-SUITE BATHROOM**

With full suite comprising bath with period style mixer tap and shower attachment, low flush w.c and vanity unit with marble top and inset ceramic wash hand basin. Central heating radiator, ceramic floor tiling, complementary ceramic floor to ceiling wall tiling, illuminated mirror, obscure uPVC double glazed window to the rear.

#### **BEDROOM TWO 3.14m x 3.10m (10'4" x 10'2")**

Please note the latter measurement is taken into the full depth of the fitted wardrobes. Further matching fitted bedroom furniture including chest of drawers. Central heating radiator, uPVC double glazed window with pleasant aspect to the rear.

#### **ON THE FIRST FLOOR**

Accessed via a feature spiral staircase leading to:

#### **SPACIOUS GAMES ROOM/ADDITIONAL SITTING ROOM 15.17m x 6.06m (49'9" x 19'11")**

With exposed pine panelling, low level panel radiators, five sealed unit double glazed Velux roof-lights with fitted blinds, feature circular leaded and double glazed stained glass window to side. Useful storage cupboard, study

area and door leads to:

#### **SAUNA AREA**

With additional door leading to the sauna.

#### **BEDROOM THREE 6.08m x 6.01m (19'11" x 19'9")**

Please note the former measurement is taken into the recess adjacent to the doorway. A range of fitted furniture including wardrobes and drawer storage units. Low level central heating radiators, adjustable spot-lighting and sealed unit double glazed Velux window with fitted blind offering most pleasant views to the front.

#### **OUTSIDE**

The property is set within mature extensive gardens. There is a driveway providing ample off road car standing and in turn leads to a double garage with electronically operated door.

#### **SPECIFIC REQUIREMENTS**

The property is to be let unfurnished. Available now.

#### **PROPERTY RESERVATION FEE**

One Week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. **NO APPLICATION FEES!**

#### **DEPOSIT**

5 Weeks Rent

#### **VIEWING ARRANGEMENTS**

By appointment through Scargill Mann & Co on 01332 206620.





#### CONDITIONS OF SALE

*These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing.*

*No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.*

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