



Magnolia Cottage
1 Beech Croft
Breadsall Village
Derby
DE21 5LQ

Price
£475,000

- No Upward Chain
- Gas central heating and double glazing
- Porch and hallway
- Large main lounge with feature fireplace
- Quality fitted kitchen with granite tops
- Separate dining room with sitting room/potential fourth bedroom off
- Master bedroom with four piece en-suite shower room
- Two further bedrooms and a well appointed bathroom
- Gardens to all elevation
- Driveway, garage and carport

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

This is an excellent opportunity to acquire a larger than average three/four bedroom detached bungalow in a quiet cul-de-sac location in the village of Breadsall. The property occupies an impressive corner plot with gardens to all elevations, garage and rear access leads to a driveway and a carport.

Internally the property benefits from porch, hallway, large main lounge with feature fireplace, quality fitted kitchen, separate dining room with second sitting room off (these two rooms could form a mini annex incorporating bedroom to the main accommodation). There is a master bedroom with fitted wardrobes and a well appointed en-suite shower room, two further bedroom and a main bathroom.

LOCATION

The village of Breadsall is highly sought after due to its pleasant location with attractive walks in the surrounding open countryside. The village itself boasts a primary school, church, Breadsall Priory Golf Club, café, Village Hall and cricket ground. It also provides easy access into Derby City centre as well as the A38 and A52.

ACCOMMODATION

ON THE GROUND FLOOR

Double glazed entrance door with matching side lights providing access to:

PORCH

Panel entrance door with glazed side lights providing access to:

HALLWAY

Two fitted storage cupboards, radiator, decorative coving and picture rail, multi pane door to:

LARGE MAIN LOUNGE

7.65 x 4.72 max (25'1" x 15'6" max)

Feature fireplace with decorative surround, marble hearth and interior with electric fire, two radiators, decorative coving, feature glass display shelving, recessed ceiling spotlighting, three upvc double glazed windows to front, french doors to side garden.





QUALITY FITTED KITCHEN

4.32 x 2.26 (14'2" x 7'5")

Granite preparation surfaces, tiled surrounds, insets 1½ stainless steel sink unit, oak effect base cupboard and drawers, complementary wall mounted cupboards, inset four plate gas hob with extractor hood over, built in fan assisted electric oven and microwave, integrated fridge freezer and dishwasher, appliance space suitable for washing machine, radiator, upvc double glazed window and door to rear.

DINING ROOM

2.91 x 2.8 (9'7" x 9'2")

Built in cupboard, decorating coving, window to rear, feature archway to:

SECOND SITTING ROOM/POTENTIAL BEDROOM FOUR

5.28 x 4.37 max (17'4" x 14'4" max)

Feature fireplace with decorative wooden surround, marble hearth and interior with electric fire, two radiators, decorative coving, multi pane window overlooking the rear garden, matching multi-pane french doors to side garden.

MASTER BEDROOM

3.81 x 3.42 (12'6" x 11'3")

Measurements include a range of fitted furniture including wardrobes, dressing table, bedside cabinets, radiator, decorative coving, upvc double glazed window to side and panel door to:

EN-SUITE SHOWER ROOM

2.31 x 1.23 (7'7" x 4'0")

White four piece suite comprising, low flush w.c., bidet, vanity unit wash hand basin, shower cubicle, chrome towel radiator, extractor fan, upvc double glazed window to rear.



BEDROOM TWO

3.59 x 3.29 (11'9" x 10'10")

Radiator, upvc double glazed window to front.

BEDROOM THREE

2.94 x 2.67 (9'8" x 8'9")

Radiator, window to rear.

WELL APPOINTED BATHROOM

2.99 x 2.14 (9'10" x 7'0")

Fully tiled with a suite comprising, low flush w.c., vanity unit with stylish molded wash basin, panel bath with shower over, airing cupboard, radiator, upvc double glazed window to front.

OUTSIDE & GARDENS

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The property occupies a sizeable plot on the corner of Beech Croft and Croft Lane. It is well shielded from the road behind dense screening hedging which hides a feature circular lawn with stone edge bed containing a further selection of plants and shrubs. There is a patio area off the second sitting room.

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To the front is a further range of borders and pathway and a double width driveway leading to an:

INTEGRAL GARAGE

With remote controlled door.



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To the opposite end of the bungalow there is a feature paved patio/seating area and to the rear is a further driveway giving access to the:

CARPORT

With additional private courtyard with raised brick edged borders containing plants and shrubs.

COUNCIL TAX BAND

Erewash - F.

DIRECTIONAL NOTE

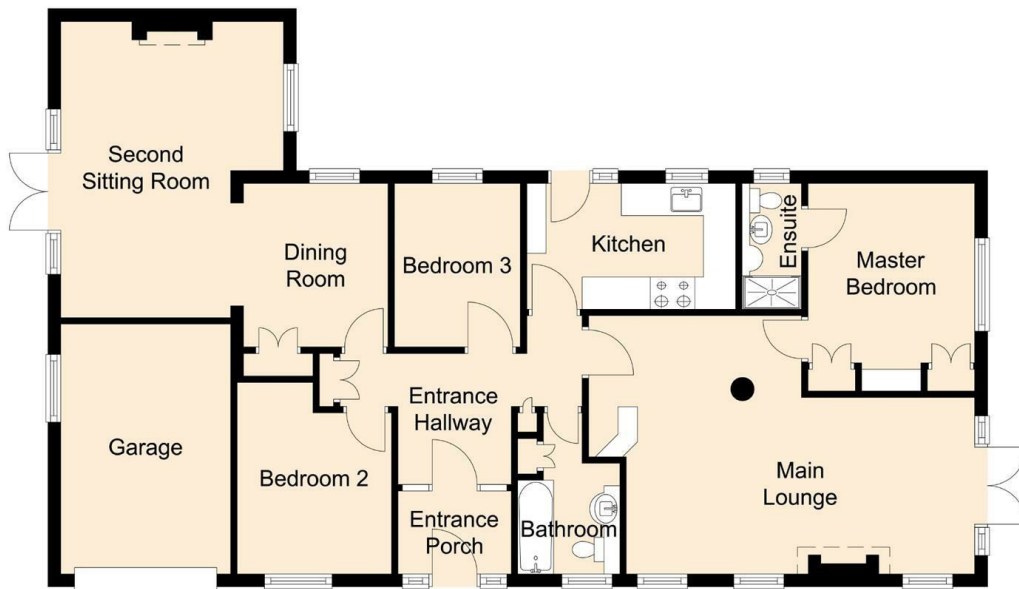
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The approach from Derby is to proceed out of town through Chester Green along Mansfield Road over the traffic island onto Alfreton Road. At the Petron Island take the second left into Breadsall along Croft Lane and then turn right into Beech Croft where the property will be located on the left hand side as denoted by our 'for sale' board.

VIEWING

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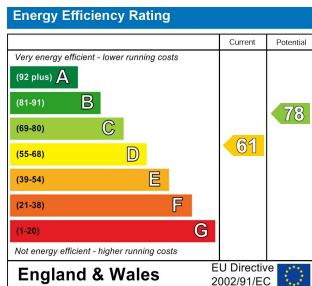
Strictly by appointment through Scargill Mann & Co - Derby office (BA/SE).



Magnolia Cottage, 1 Beech Croft, Breadsall Village, Derby' DE21 5LQ

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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