

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

64 Brookside Road Breadsall Village, Derby, DE21 5LF



Extremely spacious and superbly positioned five bedroom detached residence occupying delightful mature plot within the highly sought after village of Breadsall

- Ideal family home • Spacious detached property • Sought after village location • Upvc double glazing and gas central heating • Entrance hall • Cloakroom • Spacious sitting room • Conservatory • Formal dining room • Kitchen • Utility • Master bedroom with en-suite shower room • Four further bedrooms • Family bathroom • Impressive mature garden • Extensive driveway • Superb garaging facilities with three separate large garages

• **VIEWING ESSENTIAL** •

Price £650,000



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GENERAL INFORMATION

A substantial family home in a very pleasant and mature well established plot in the heart of Breadsall village, set back on an elevated plot from Brookside Road behind low-line attractive brook. The property occupies an impressive position accessed via a partially shared driveway culminating extensive private driveway providing off road parking for several vehicles.

The property benefits from upvc double glazing and gas central heating and the accommodation in brief comprises, on the ground floor, entrance hall, guest cloakroom, spacious sitting room, conservatory, formal dining room, kitchen and utility. The first floor landing leads to five bedrooms and family bathroom. The master bedroom has the benefit of an en-suite shower room.

Outside, the mature garden incorporates extensive lawns to the front down to the attractive brook. To the rear is a sloping well established lawned garden with mature trees and spacious sun terrace.

For the car enthusiast, this property benefits from extensive garaging by way of an attached tandem garage which incorporates an office, integral double garage and separate timber framed detached garage, which is set within the rear garden accessed via a secure gate and car port.

LOCATION

The village of Breadsall is extremely sought after being approximately 3 miles north of Derby City centre and offers local facilities including a village shop, noted reputable primary school, church and local recreational facilities to include Breadsall Priory with its leisure complex and golf course. It is also well placed for a further two noted golf courses at Morley Hayes and Horsley Lodge. The nearby open countryside also provide some delightful scenery and country walks. Excellent transport links are close by with easy access on to the A38 and A52 leading to the M1 motorway.

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

Double glazed entrance door with feature stained glass insert, radiator with cover, telephone point, staircase to first floor with polished wooden balustrade and door leading to:

CLOAKROOM

Low flush w.c, pedestal wash hand basin, radiator and second double glazed window to rear.

SITTING ROOM 7.33m x 4.22m (24'1" x 13'10")

Attractive feature fireplace incorporating exposed brick surround, timber display mantel, raised stone hearth with open grate fire grate, two radiators, TV and telephone points, decorative coving to ceiling, wall light points, upvc double glazed window to front and double glazed door with secondary double glazed window adjacent providing access to:

CONSERVATORY 5.51m x 3.94m (18'1" x 12'11")

Brick base, two radiators, ceiling mounted fan, sealed unit double glazed timber framed construction offering views over the impressive garden and sealed unit double glazed French doors providing access to garden.

FORMAL DINING ROOM 4.41m x 3.02m (14'6" x 9'11")

Radiator, decorative coving and spotlighting to ceiling with centre rose, upvc double glazed window to front with views towards mature trees and brook, internal door to entrance hall and open space to:

KITCHEN 5.61m x 2.79m (18'5" x 9'2")

Range of preparation surfaces, matching up-stand, tile surround, inset 1¼ sink unit with mixer tap, base units with cupboard and drawers, complementary range of wall mounted cupboards with down-lighters, inset four plate electric hob with extractor hood over, double oven and grill, microwave and integrated dishwasher, radiator, upvc double glazed window to rear with views over garden and internal door leading into:

UTILITY ROOM

With a further range of matching fitted cupboards, space for American style fridge/freezer, door to garage and upvc double glazed window to rear with matching door to side.

ON THE FIRST FLOOR



PASSAGED LANDING

With access to loft space and doors off.

MASTER BEDROOM 5.54m x 4.23m (18'2" x 13'11")

Having an extensive range of fitted furniture comprising, mirror fronted wardrobes, drawer units, bedside cabinets with display alcove and recess lighting, radiator, upvc double glazed window to front and internal door to:

EN-SUITE SHOWER ROOM IN WHITE 3.5m x 1.67m (11'6" x 5'6")

Fully tiled, low flush w.c., wash hand basin with fitted cupboards under, wall mounted cupboards with recess spotlighting, heated chrome towel rail/radiator, extractor fan and upvc double glazed window to rear.

BEDROOM TWO 5m to 4.02m x 3.42m (16'5" to 13'2" x 11'3")

Radiator, fitted cupboards, decorative coving to ceiling and upvc double glazed window to front.

BEDROOM THREE 3.75m into wardrobes x 3.43m (12'4" into wardrobes x 11'3")

Fitted wardrobes with sliding mirror door fronts, radiator and upvc double glazed window to front.

BEDROOM FOUR 3.64m x 2.82m (11'11" x 9'3")

Radiator and upvc double glazed window to rear.

BEDROOM FIVE/STUDY 2.86m x 1.68m (9'5" x 5'6")

Built in storage cupboard with shelving, radiator and upvc double glazed window to rear.

FAMILY BATHROOM IN WHITE 2.94m x 1.68m (9'8" x 5'6")

Fully tiled with low flush w.c., pedestal wash hand basin, panel bath with integrated Mira shower, radiator and upvc double glazed window to rear.

OUTSIDE & GARDENS

Without a doubt a true feature of the sale is this property's well established position close to the heart of Breadsall Village centre, which is access via a bridge serving three properties which runs over a low-line attractive brook bordered by impressive mature trees offering a good degree of privacy and pleasant open outlook. The property's extensive driveway provides off-road parking for several vehicles.

GARAGING

This property lends itself to the car enthusiast as it benefits from the following garaging:

LARGE GARAGE/GAMES ROOM 14.91m x 3.51m (48'11" x 11'6")

With power, lighting, alarm and electric up and over door to front.

INTEGRAL DOUBLE GARAGE

Has verbal permission for conversion to another sitting room/games room as desired.

USEFUL CAR PORT

Also acts as a dry unloading area.

SEPARATE DETACHED TIMBER GARAGE/GAMES ROOM/GYM 12.32m x 3.25m (40'5" x 10'8")

(We are advised by the vendor that this was professionally constructed in 2015 with special floor covering), with power, lighting and insulated.

To the rear of the property there is an impressive private garden with large sun terrace immediately to the rear and sloping lawn garden leads to mature trees at the top with attractive stone edged gravel borders ideal for plant pots. The garden is enclosed by a well maintained fencing.

SHED & WOOD STORE

Included in the sale.

COUNCIL TAX

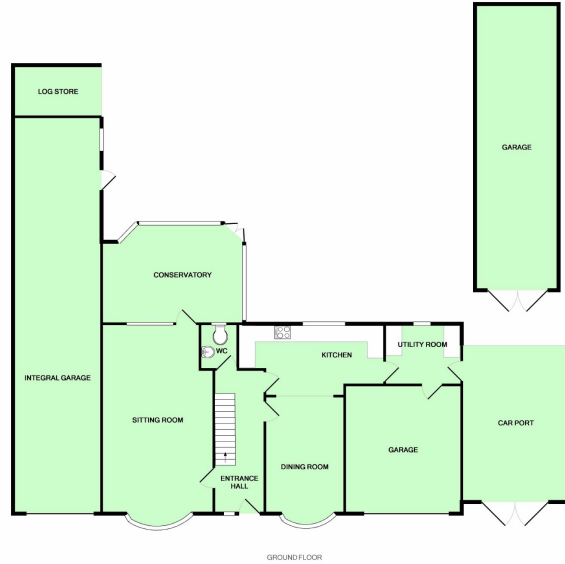
Derby City Council - G

DIRECTIONAL NOTE

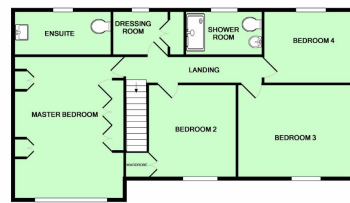
The approach from Derby is to head north through Chester Green onto Alfreton Road. At the next traffic island continue straight-ahead into Croft Lane and keep bearing right and the road then becomes Brookside Road. Turn right and then sharp left hand bend continuing along Brookside Road and the property will be located on the right hand side.

VIEWING

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



GROUND FLOOR



1ST FLOOR

Illustration for orientation only. Dimensions and measurements are approximate. Not to scale. Made with AutoCAD 2012



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		64	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		57	69
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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