

Lime Avenue, Breadsall, Derby. DE21 4GD

£250,000 Freehold

FOR SALE



DP DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

DP DERBYSHIRE
PROPERTIES
SALES • LETTINGS • HOLIDAY LETS

PROPERTY DESCRIPTION

Derbyshire properties are pleased to offer for sale this spacious semi detached family home offering modern open plan living with spacious bedrooms. The location of Breadsall Hilltop is regarded highly by locals and lime Avenue is a quiet residential cul-de-sac. We recommend the property will suit first time buyers and families and an immediate inspection should be undertaken to avoid disappointment.

FEATURES

- Family home
- Quiet cul-de-sac
- Highly desirable location
- Open plan kitchen/diner
- Good outside space
- Three Bedrooms and Bathroom
- Driveway Parking
- COUNCIL TAX BAND B



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

1.90m x 0.95m (6' 3" x 3' 1") Entered via a composite door from the side elevation, feature floor to ceiling obscured window to the front elevation creates a light and airy space. Tiled floor covering, decorative coving, coat storage and staircase to the first floor landing.

Kitchen/Dining Area

4.22m x 5.44m (13' 10" x 17' 10") With the continuation of the tiled floor covering from the entrance. Double glazed windows to the front and rear elevations and a wall mounted radiator.

The kitchen area comprises of a range of wall and base mounted matching units with rolltop work surfaces incorporating a sink drain unit with mixer taps and tiled splashback. Numerous integrated appliances include a Neff dishwasher, electric oven, gas hob with extractor hood. Undercounter space and plumbing for washing machine, undercover lighting, modern wall mounted vertical radiator, under stairs storage alcove and additional cupboard space.

Living Room

3.27m x 5.40m (10' 9" x 17' 9") With double glazed windows to the front elevation and double glazed patio doors to the rear elevation. Wood floor covering, TV point, wall mounted radiators and decorative coving. The feature focal point of the room is a gas flame effect fire with decorative stone surround and raised tiled hearth.

First Floor

Landing

1.75m x 1.02m (5' 9" x 3' 4") Accessed from the main entrance hall with ceiling mounted loft access point and doors leading to all bedrooms and bathroom.

Bedroom One

3.25m x 5.43m (10' 8" x 17' 10") With a double glazed window to the front and rear elevations, wood floor covering, wall mounted radiator and TV point

Bedroom Two

3.26m x 2.86m (10' 8" x 9' 5") With a double glazed window to the front elevation, wall mounted radiator, walking wardrobe and space for additional wardrobes.

Bedroom Three

2.39m x 2.52m (7' 10" x 8' 3") With a double glazed window to the rear elevation, fitted double wardrobe and wall mounted radiator

Bathroom

2.52m x 1.38m (8' 3" x 4' 6") Comprising of a three-piece white suite to include WC, pedestal wash handbasin and panelled bath with mains fed shower and attachment over with complementary glass shower screen. Fully tiled walls, spotlights to ceiling, wall mounted extractor fan, tiled floor covering and wall mounted heated towel rail.

External

Outside

To the front elevation is a neat front garden which is mainly laid to lawn with borders and hedge boundaries. A driveway provides parking for one vehicle and provides access to a detached garage located at the side elevation. The beautifully private and well maintained rear garden comprises of two paved patio areas, lawn all enclosed by hedgerow boundaries.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



FLOORPLAN & EPC

