

Friday Lane, Breadsall, Derby. DE21 4UE

£395,000 Freehold

FOR SALE



**DERBYSHIRE**  
PROPERTIES  
— SALES & LETTINGS —



## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer for sale this beautifully presented modern four bedroom detached family home located on popular residential estate. The property is tastefully decorated throughout and briefly comprises; a spacious reception hall, living room, plan living kitchen, utility room and cloakroom/WC. To the first floor, a landing provides access to 4 bedrooms, family bathroom, and ensuite to master bedroom . Externally the property offers a front garden which is mainly laid to lawn, double width driveway with integral garage. The rear garden is mainly laid to lawn with patio.

We recommend the property will ideally suit families and an early internal inspection should be undertaken to avoid disappointment.

## FEATURES

- Early Viewing Highly Recommended
- Gas Central Heating, UPVC Double Glazing
- Conveniently Situated for Amenities & Access into Derby City Centre
- Detached Family Home
- Four Bedrooms, Master with Ensuite
- Garage & Driveway Parking
- Beautifully Presented Throughout
- Council Tax Band D



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Entered via composite door from the front elevation, wood floor covering, wall mounted radiator, wall mounted alarm control panel, carpeted staircase to first floor landing and internal doors accessing both the living room and kitchen dining room.

#### Living Room

5.05m x 3.31m (16' 7" x 10' 10")

With double glazed window to front elevation, decorative coving and picture rail, wall mounted radiator and TV point

#### Kitchen/Dining Room

4.41m x 4.12m (14' 6" x 13' 6")

This beautifully appointed and presented lighting area kitchen comprises of range of wall and base mounted shaker kitchen units with modern flat edged worksurface incorporating a one and a half bowl stainless steel sink drain unit with mixer taps and heritage tiled splashback. Numerous incorporated appliances include fridge freezer, double AEG ovens, dishwasher, full ring gas hob with stainless steel extract to canopy over. Under cupboard lighting, spotlighting to ceiling, wood floor covering, wall mounted radiator and double glazed French doors with adjoining windows to the rear aspect. Internal door leads to:-

#### Utility Room

2.94m x 1.65m (9' 8" x 5' 5")

With the continuation of the kitchen units with modern flat edged worksurface incorporating a single stainless steel sink drain unit with heritage tile splashback. Undercounter space and plumbing for both washing machine and tumble dryer, composite door to the rear elevation and internal door accessing:-

#### Cloakroom/WC

1.65m x 1.06m (5' 5" x 3' 6")

With low-level WC, corner mounted wash handbasin with tile splashback, wood floor covering and double glazed obscured window to the rear elevation.

### First Floor

#### Landing

Access from the main entrance hallway with double glazed window, wall mounted radiator, ceiling mounted loft access point and wall mounted radiator.

### Bedroom One

3.42m x 3.27m (11' 3" x 10' 9")

Double glaze window to the front elevation, wall mounted radiator, feature panelled wall, range of fitted wardrobes providing ample storage and hanging space, TV point and internal door leading to:-

#### En Suite

2.10m x 1.5m (6' 11" x 4' 11")

Comprising of a three-piece suite to include WC, wall mounted wash handbasin and large shower enclosure with mains fed shower and attachment over. Spotlights and extractor fan to ceiling, attractive tiling, double glazed obscured window, wall mounted chrome heater towel rail and tiled floor covering.

### Bedroom Two

3.29m x 3.13m (10' 10" x 10' 3")

Double glazed window to the front elevation, three-quarter wall panelling to walls, wall mounted radiator and space for wardrobes.

### Bedroom Three

3.26m x 3.16m (10' 8" x 10' 4")

With double glazed window to the rear elevation, decorative picture rail, wall mounted radiator and a range of fitted wardrobes and useful storage alcove.

### Bedroom Four

3.09m x 2.56m (10' 2" x 8' 5")

With double glazed window to the rear elevation, wall mounted radiator and storage alcove.

### External

#### Outside

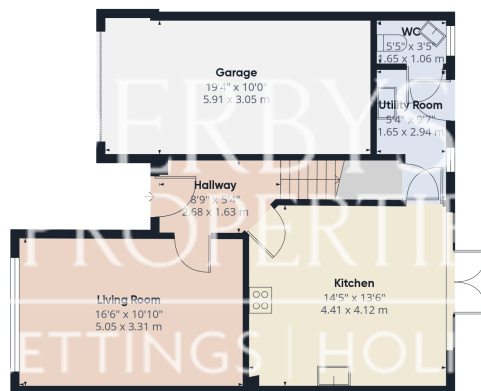
To front elevation is a small lawn with hedgerow boundary, double width driveway providing parking to integral garage with up and over door. A side gate then provides access to the rear garden.

The rear garden offers a full width entertaining patio, lawn, decking Terrace all enclosed by timber fence boundaries.

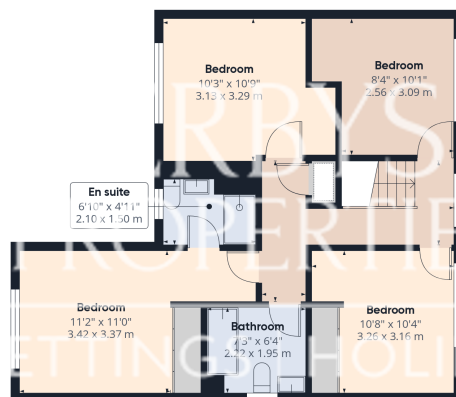




## FLOORPLAN & EPC



### Ground Floor



### Floor 1

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Approximate total area<sup>m</sup>

1352.17 ft<sup>2</sup>

125.62 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

