

Beech Croft

Breadsall, Derby, DE21 5LQ



Premium village location with loads of potential and deceptively spacious rooms including a particularly large ground floor master bedroom with an ensuite (formally two bedrooms), a second large first floor bedroom and an equally large family bathroom all with stunning countryside views.

£375,000

John German 

Extensively altered over the years with the addition of a loft conversion providing spacious accommodation perfect for anyone who has perhaps an older child still living at home or if you have family and friends that often come to stay the property could be reverted to a three bed if desired. The property comprises in brief, entrance hall, kitchen, lounge with excellent field views and folding doors into a large conservatory which overlooks the rear garden, large ground floor master bedroom with triple aspect window and an ensuite shower room, first floor double bedroom and large family bathroom with a five piece suite. Outside there is a long driveway and a large garage with workshop area to the rear and mature split level gardens.

To describe the property in more detail we will begin in the entrance hall which is located on the side of the property with a hardwood double glazed entrance door with matching side panel, stairs to the first floor, and doors leading off the ground floor living accommodation. The master bedroom overlooks the front and both side elevations with double glazed windows and lovely views over the front garden, fields to the side and down the cul-de-sac to the right, large central heating radiator, an electric fireplace at one end and a built-in storage cupboard at the other end. The ensuite wet room has been recently installed and is extensively tiled with a walk-in shower area, a low flush WC and a pedestal wash basin, with window to the front.

To the rear of the bungalow is a nicely proportioned living room with two central heating radiators, double glazed window overlooking the fields to the side and folding doors which open out into the conservatory. An elegant fireplace forms a lovely focal point for the room with a sandstone surround and a living flame gas fire. The brick built conservatory extends across the rear of the property with uPVC double glazed windows and a polycarbonate roof, tiled floors and central heating with power and tv ariel points connected making it a truly usable living space with lovely views over the garden and a wonderful stop for bird watching! Completing the ground floor accommodation is the kitchen which is fitted with a range of base and eye level units with roll edge work surfaces, an inset one and quarter bowl polycarbonate sink unit with mixer tap, ceramic tiling, built-in eye level oven, gas hob with extractor hood over, wall mounted boiler, space for washing machine, tumble dryer and fridge freezer. A window looks through into the conservatory with a matching entrance door.

On the first floor stairs lead to the first floor landing with doors leading off to bedroom two and into the bathroom. The bathroom is fully tiled and fitted with a full five piece suite comprising panelled bath, separate shower enclosure, pedestal wash basin, low flush WC and bidet. There is also a built-in airing cupboard and double glazed window to the side. Bedroom two is an excellent sized double room with fitted wardrobes, access into eaves and a double glazed window providing lovely countryside views (please note that there is currently no central heating installed on the first floor).

Outside the property is located at the head of the cul-de-sac side onto fields with a lovely front garden with privet hedging and room for a bench seat under the wide front overhang. To the side of the property a block paved driveway provides ample parking and access to the garage. Gated access to the side leads to the fully enclosed rear garden which is split into two levels the first of which is a lovely lawned garden with ornamental borders planted with a range of specimen shrubs and ornamental trees. Steps lead up to a raised section of garden which is split into two sections one of which is a well stocked flower bed and the other has been used to grow vegetables and has a greenhouse to the side. The large garage has been extended with plenty of space to park a car (and get out!) and at the rear is useful workshop space or storage with window to the rear and side and courtesy door to the side.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Brick. **Parking:** Drive & garage.

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas. (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Erewash Borough Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.erewash.gov.uk

Our Ref: JGA/01052024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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