



Brookside Road  
Breadsall

Asking Price Of £350,000





# Brookside Road

## Breadsall

Situated in the quiet village of Breadsall is this detached, four double bedroom bungalow benefitting from double glazing throughout with three reception rooms and a beautiful scenery to the garden area which attracts a variety of wildlife to include a stream.

### Hallway

Walking into this large home, the welcoming hallway is very spacious with an under stairs storage cupboard, carpet flooring and a radiator.

### Living Room 14' 8" x 17' 9" (4.47m x 5.41m)

Having plenty of natural light flooding the room from the two windows, there is a gas fireplace which is the centrepiece of the room. With wall lighting, it is a great space for the family, and it also benefits from radiators, a television socket and carpet flooring.

### Dining Room 11' 2" x 12' 7" (3.4m x 3.84m)

On the opposite side of the hallway to the front there is a large dining room, with plenty of space for a family dining table, a large window, a phone socket, carpet flooring and a radiator.

### Kitchen 9' 10" x 11' 11" (3m x 3.63m)

Fitted with plenty of wall and base units providing storage space, there is a fitted gas hob with an electric oven, a large sink, space and plumbing for a washing machine and space for a fridge freezer.

### Dining Area 10' 1" x 7' 7" (3.07m x 2.31m)

Off the kitchen, there is a second dining area which leads through to the living room too. With space for a dining table and carpet flooring it has plenty of light from the French doors which lead to the conservatory.

### Conservatory 8' 1" x 16' 7" (2.46m x 5.05m)

This beautiful double glazed conservatory enjoys lovely scenery views into the garden.





**Bedroom One** 11' 11" x 12' 7" (3.63m x 3.84m) Max

The master bedroom has plenty of space with two built in wardrobes, an extra storage cupboard and leads into a storage room which has plenty of potential. There is space for a double bed, a laminate floor, radiator and a window.

**Storage Room** 14' 9" x 7' 9" (4.5m x 2.36m) Max

Situated off of the master bedroom it is a great sized extra room which has plenty of potential to be used as a walk-in wardrobe space or have many other uses.

**Bedroom Two** 9' 8" x 9' 9" (2.95m x 2.97m)

With space for a double bed, there is a lovely view out onto the garden, and plenty of light through a second window to the side, there is a laminate floor and a radiator.

**Bedroom Three** 9' 5" x 9' 9" (2.87m x 2.97m)

Again, with space for a double bed, there are built in wardrobes which are a great storage space, a laminate floor, phone socket, window and radiator.

**Bedroom Four** 9' 0" x 14' 7" (2.74m x 4.44m) Max

The fourth bedroom is a great size, to the first floor there is plenty of storage space and also there is access into the eaves storage. It has plenty of space for a double bed, a window, carpet flooring and a radiator.

**Bathroom** 8' 8" x 8' 5" (2.64m x 2.57m) Max

Fitted with a four piece suite comprising of a shower cubicle, bath, toilet and sink, there are windows to allow plenty of light and ventilation into the room and a radiator.

**Garden**

The back garden is breath-taking, having a stream flowing through to the back with a bridge to be able to access the far side and to look down the stream, it attracts a variety of wildlife into the garden. There is a lawn area and a patio area which is great for outdoor dining.

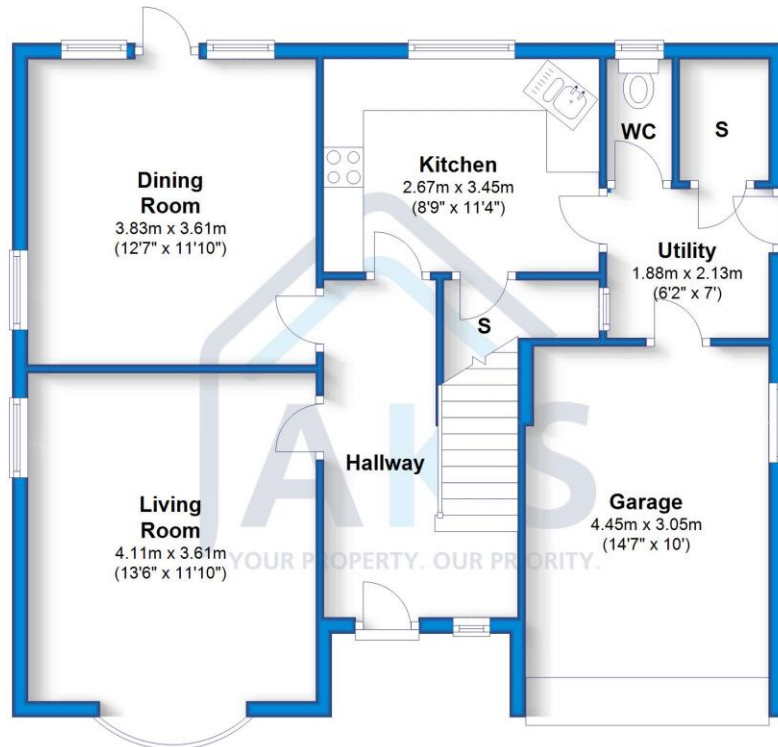
**Garage**

There is an up and over door to the front of the garage and there is a door to access the garage from the garden. Inside of the garage there is power, lighting and water which is a great bonus.



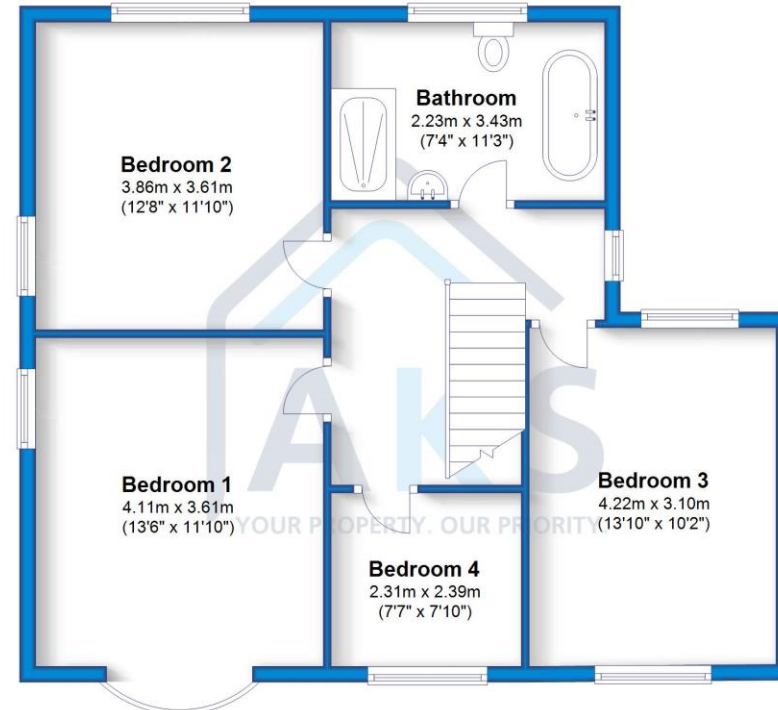
### Ground Floor

Approx. 72.5 sq. metres (780.7 sq. feet)



### First Floor

Approx. 67.3 sq. metres (724.4 sq. feet)



Total area: approx. 139.8 sq. metres (1505.2 sq. feet)

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 The Property Ombudsman

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