



3 Bed House - Detached

4 Dale Acre Way, Breadsall, Derby DE21 4UB

Price £325,000 Freehold



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Fletcher
& Company

www.fletcherandcompany.co.uk

- Highly Appealing Redrow Built Detached Home
- Located on the Edge of Breadsall – Easy Access to Local Amenities & Countryside
- Gas Central Heating & Double Glazing
- Spacious Lounge
- Fitted Kitchen/Dining Room with Built-In Appliances
- Three Bedrooms
- Fitted En-Suite & Fitted Bathroom
- Landscaped Gardens
- Driveway for Two Vehicles
- Brick & Tile Detached Garage

STYLISH MODERN HOME – A three bedroom, en-suite detached property with garage, situated in the sought after Durose Country Park development on the edge of Breadsall.

The Location

Situated in the beautiful Durose Country Park development, constructed by Redrow Homes set on the edge of Breadsall and being very convenient for access to the local amenities in Oakwood and the Meteor Retail Park & Morrisons supermarket.

Oakwood is approximately 4 miles east of Derby City centre and offers a comprehensive range of local amenities including a good range of shops, reputable public houses, good schooling both at primary and secondary level and also a regular bus service into Derby City centre.

A good range of recreational facilities include the Springfield Leisure Centre and Locko Park. Elvaston Castle is only a short drive away also offering delightful scenery and country walks with the Great Northern Greenway walk located just a short walk away.

It is also well placed for three noted golf courses to include Morley Hayes and Horsley Lodge country clubs and Breadsall Priory and Health Club.

The property is also well placed offering easy access to the Derby ring road, the A38, A52 and M1 motorway along with East Midlands International International Airport.

Accommodation

Ground Floor

Entrance Hall

14'7" x 4'3" (4.46 x 1.31)

With half glazed entrance door, deep skirting boards and architects, high ceiling, understairs storage cupboard, radiator and staircase leading to first floor.

Cloakroom

5'6" x 3'2" (1.68 x 0.99)

With low level WC, corner wash basin, deep skirting boards and architraves, high ceiling, feature wallpaper wall, radiator, spotlights to ceiling, double glazed window to front and internal panelled door with chrome fittings.

Lounge

15'1" x 11'5" (4.61 x 3.48)

With deep skirting boards and architraves, high ceiling, radiator, double glazed window with leaded finish to front and internal door with chrome fittings.



Kitchen/Dining Room

18'8" x 12'2" (5.71 x 3.72)

With inset one and a half stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, concealed worktop lights, built-in four ring stainless steel gas hob with stainless steel extractor hood over, two built-in electric fan assisted ovens, integrated fridge/freezer, dishwasher, integrated deep skirting boards and architraves, high ceiling, spotlights to ceiling, feature wallpaper wall, radiator, useful built in laundry cupboard housing the tumble dryer and plumbing for automatic washing machine and double glazed French doors opening onto raised decked area and garden.



First Floor Landing

7'2" x 3'7" (2.19 x 1.10)

With built-in cupboard housing the central heating boiler, radiator, access to roof space, deep skirting boards and architraves, high ceiling and double glazed window with fitted blind to side.

Bedroom One

11'9" x 11'6" (3.60 x 3.52)

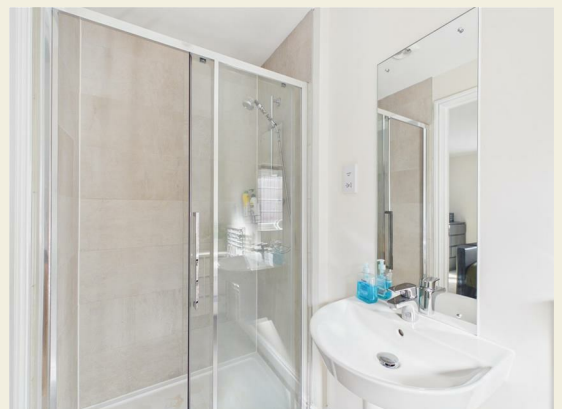
With deep skirting boards and architraves, high ceiling, radiator, double glazed window with leaded finish to front and internal door with chrome fittings.



En-Suite

8'6" x 4'1" (2.61 x 1.25)

With double shower cubicle with chrome fittings including shower, fitted wash basin with chrome fittings, low level WC, heated chrome towel rail/radiator, deep skirting boards and architraves, high ceiling, spotlights to ceiling, extractor fan, shaver point, double glazed obscure and leaded window to side with fitted blind, fitted mirror and internal panelled door with chrome fittings.



Bedroom Two

11'4" x 11'4" (3.47 x 3.46)

With deep skirting boards and architraves, high ceiling, radiator, double glazed window to rear with fitted blind and internal door with chrome fittings.



Bedroom Three

11'6" x 7'1" (3.52 x 2.18)

With deep skirting boards and architraves, high ceiling, radiator, double glazed window to rear with fitted blind and internal panelled door with chrome fittings.



Family Bathroom

6'11" x 5'7" (2.11 x 1.71)

With bath with shower over with shower screen door, fitted wash basin, low level WC, tile splashbacks, deep skirting boards and architraves, high ceiling, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator, shaver point, useful built-in storage cupboard, obscure double glazed window to front with leaded finish with fitted blind and internal door with chrome fittings.



Front Garden

The property is set back behind a low maintenance fore-garden with shrubs, plum slate chippings and pathway leading to entrance door with storm canopy porch over.



Rear Garden

To the rear of the property is a fully enclosed garden laid to lawn with raised beds, composite decked areas located at the front and rear of the garden and providing a pleasant sitting out and entertaining space, including space for a hot tub with bespoke pergola over. Side access gate.



Driveway

A tarmac driveway provides car standing spaces for two cars.

Detached Garage

18'11" x 9'9" (5.78 x 2.98)

A brick and tile constructed single garage with power, lighting and up and over front door.

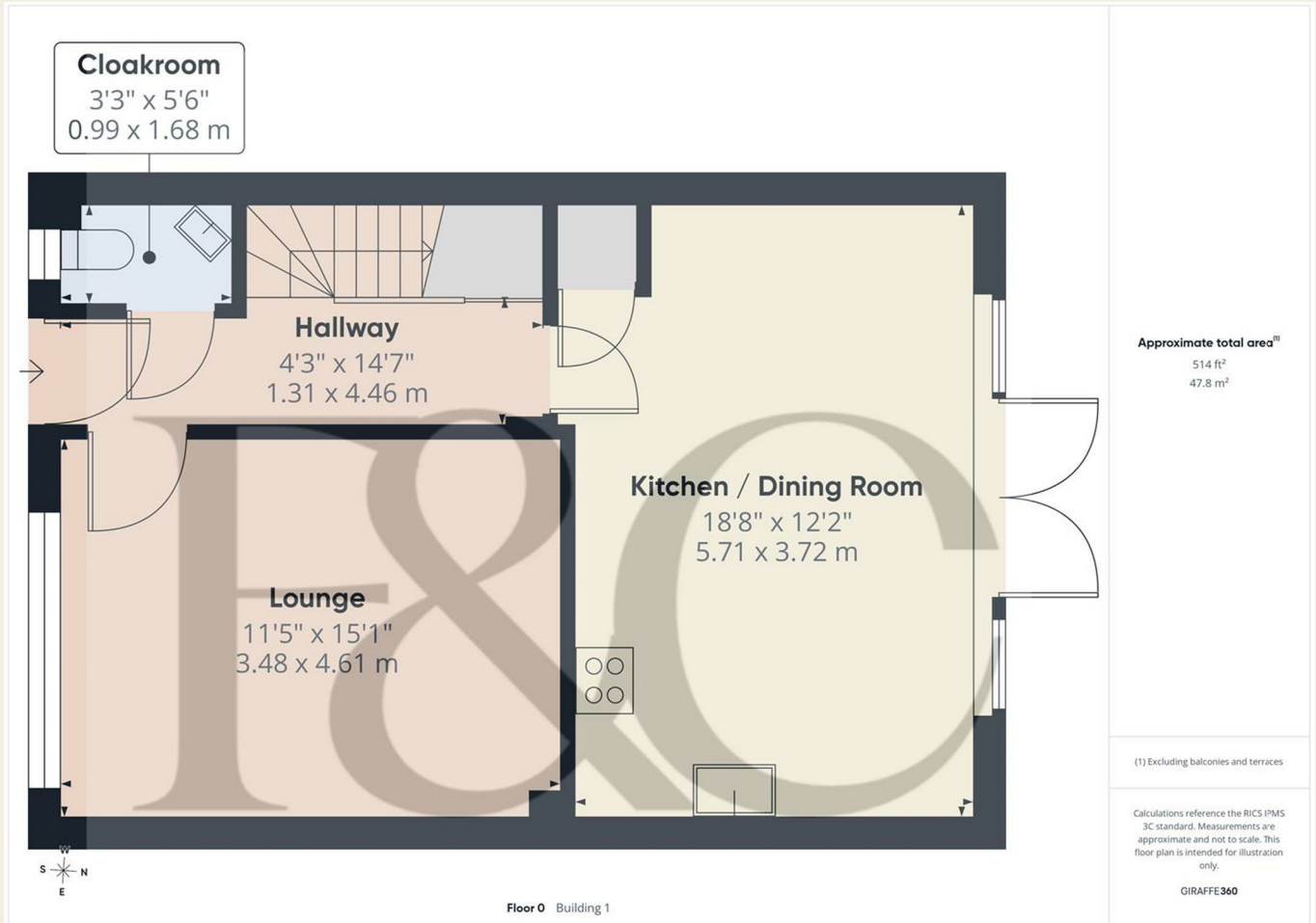


Council Tax Band - D

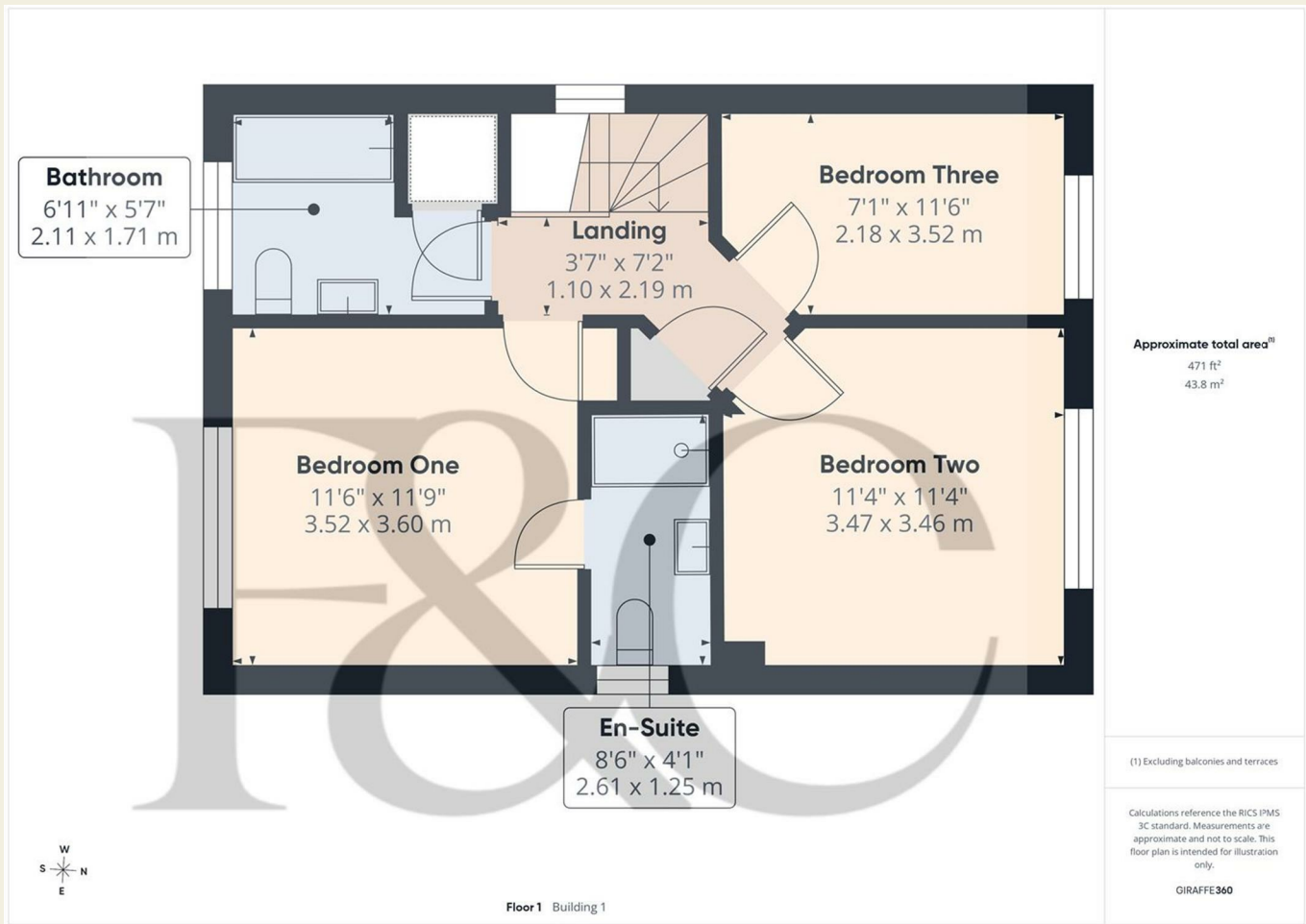
Derby City

Estate Management

Please note, we have been informed by the vendor that there is an annual estate service charge of £160. Should you proceed with the purchase of this property this must be verified by your solicitor.



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



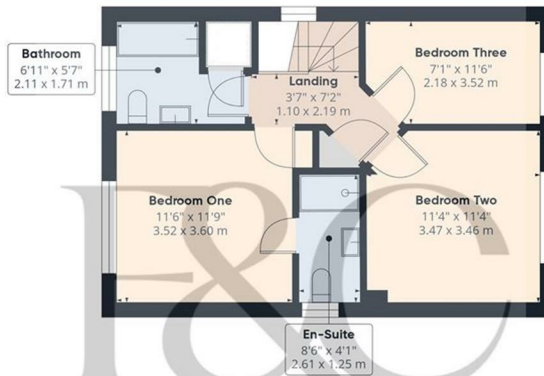
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1170 ft²
108.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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