

19 Bandy Lane, Breadsall, Derby, DE21 4TZ

Offers Around £435,000

Freehold



- Impressive Redrow Built Home
- Superb Position with Open Views
- Good Sized Driveway & Detached Garage
- Hall & Fitted Guest Cloakroom
- Lounge, Open Plan Dining Kitchen & Utility
- Four First Floor Bedrooms, Principal with En-Suite, plus Bathroom
- Attractive Rear Garden
- Close to Excellent Amenities
- Highly Conveniently Location
- Viewing Recommended





Summary

A superbly presented, extremely stylish, Redrow built, four bedroom, detached residence occupying an edge of estate location affording fabulous open views.

The property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, lounge with beautiful herringbone pattern wood flooring, fabulous open plan dining kitchen to the rear with quartz worktops and built-in appliances and utility off. The first floor landing leads to a principal bedroom with en-suite shower room, three further bedrooms and a well-appointed bathroom.

To the rear of the property is a stylish garden with extended terrace/patio, lawn garden and sleeper edged borders containing plants and shrubs. Due to the property's position at the end of the row the property benefits from surplus parking and has a driveway to the front and side which leads to a detached single garage.

F&C

The Location

The property's location in Breadsall Hilltop offers easy access via the A610 into Derby City centre with a full range of amenities. Also within easy reach is the Meteor retail park and excellent transport links. Pleasant walks are readily available in the surrounding open countryside. A regular bus service runs into Derby City centre.

Accommodation

Ground Floor

Entrance Hall

8'1" x 6'7" (2.47 x 2.02)

An entrance door provides access to hallway with central heating radiator, staircase to first floor and double glazed window to front.

Fitted Guest Cloakroom

5'6" x 4'0" (1.70 x 1.23)

Appointed with a stylish suite in white comprising low flush WC, wash handbasin, central heating radiator and double glazed window to front.

Lounge

16'6" x 11'11" (5.04 x 3.64)

With central heating radiator, stylish herringbone patterned wood flooring and double glazed window to front with open aspect.



Superb Open Plan Dining Kitchen

24'11" x 12'10" (7.60 x 3.92)

Running the full width of the property providing a great space for entertaining family and friends.



Dining Area

Featuring a bespoke built media wall with open shelving, storage cupboards and space for a flat screen TV, central heating radiator, recessed ceiling spotlighting and double glazed French doors with matching sidelights to rear.



Kitchen Area

Comprising a fabulous quartz topped island/breakfast bar with matching preparation surfaces, inset sink unit with mixer tap, contemporary style base cupboards and drawers, complementary wall mounted cupboards, gas hob with extractor hood over, built-in double oven, integrated fridge freezer and dishwasher, recessed ceiling spotlighting and double glazed window to rear.



Utility

6'6" x 5'7" (1.99 x 1.72)

Comprising quartz effect worktops with matching upstands, inset stainless steel sink unit, fitted cupboard, complementary wall mounted cupboard, appliance space suitable for washing machine and tumble dryer.

First Floor Landing

10'2" x 6'5" (3.12 x 1.98)

With feature balustrade and access to loft space.

Bedroom One

13'11" x 11'10" (4.25 x 3.63)

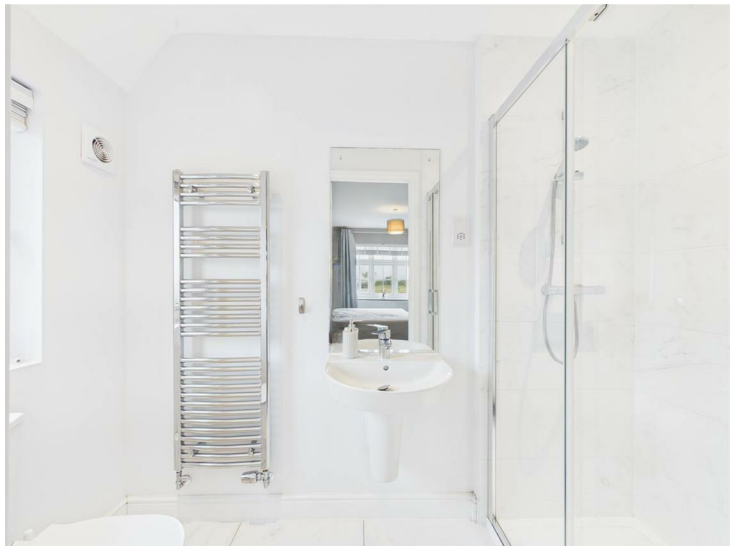
Having a central heating radiator, built-in wardrobes with sliding mirror doors, double glazed windows to front with fabulous far-reaching views and door to en-suite shower room.



En-Suite Shower Room

8'3" x 4'0" (2.53 x 1.23)

Appointed with a low flush WC, half pedestal wash handbasin, shower cubicle, chrome towel radiator and double glazed window to side.



Bedroom Two

13'1" x 10'8" (4.01 x 3.26)

With central heating radiator and double glazed windows to front with impressive open views.



Bedroom Three

11'1" x 9'6" (3.40 x 2.92)

Having a central heating radiator and double glazed window to rear.

Bedroom Four

9'0" x 7'4" (2.75 x 2.26)

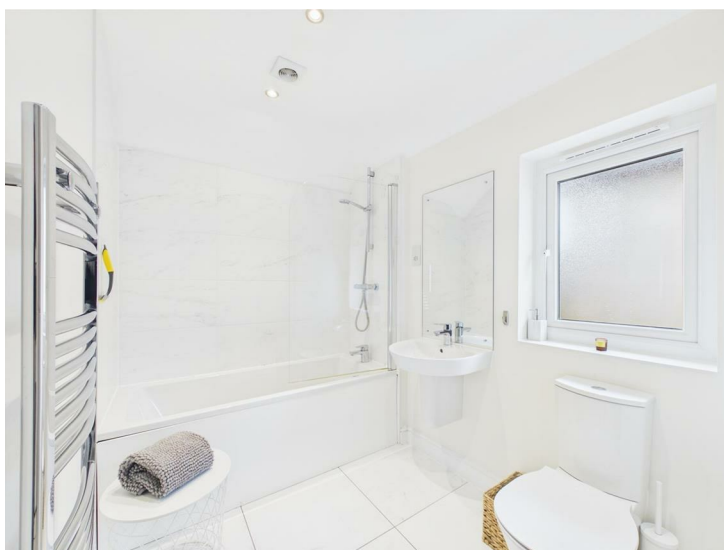
With central heating radiator and double glazed window to rear.



Bathroom

10'8" x 5'10" (3.26 x 1.78)

Appointed with a low flush WC, half pedestal wash handbasin, panelled bath with shower over, chrome towel radiator and double glazed window to side.



Outside

The property is tucked away at to the end of this quiet cul-de-sac and benefits from excellent parking facilities with off-road parking for multiple vehicle and access to a detached single garage. There is rear gated access to the garden.

The rear garden features an extended terrace with lawn, wood edged borders containing plants and shrubs and a timber boundary fence.

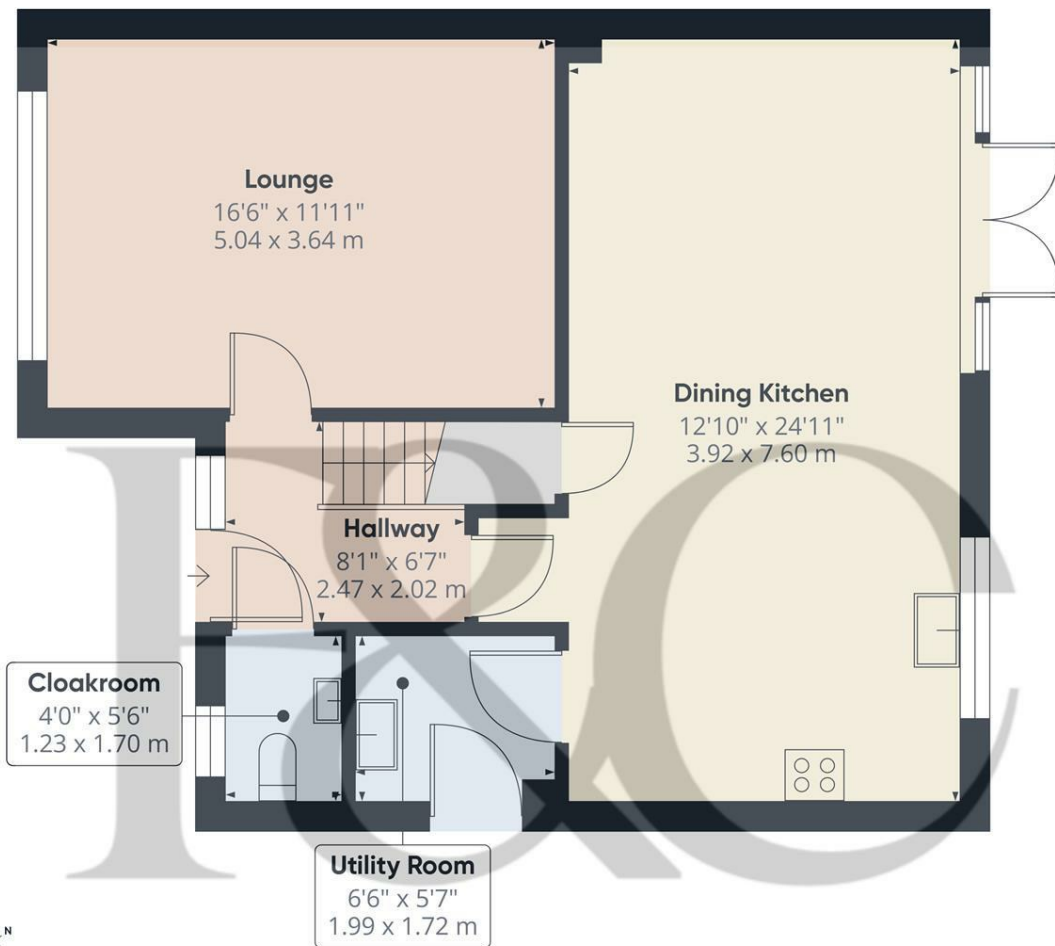


Council Tax Band E



Estate Management Fees

Please note, we have been informed by the vendor that there is an annual estate service charge of £130. Should you proceed with the purchase of this property this must be verified by your solicitor.



Floor 0

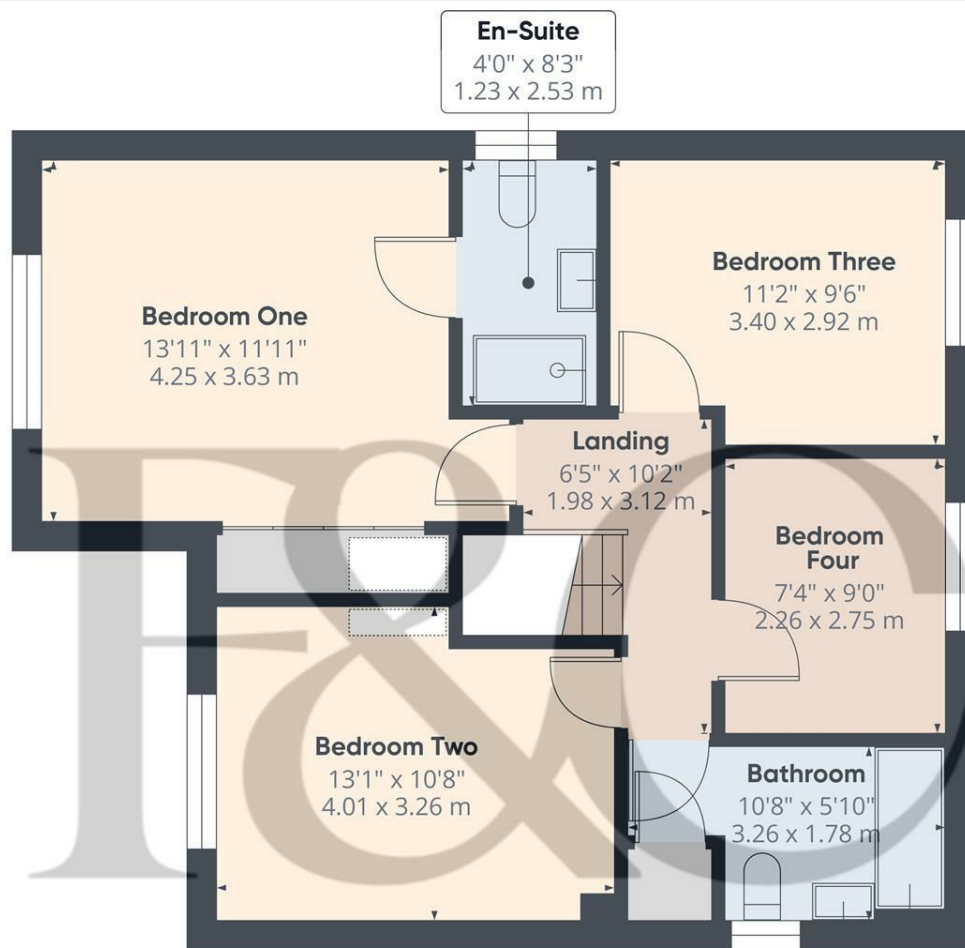
Approximate total area⁽¹⁾

662 ft²
61.4 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.

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Floor 1

Approximate total area⁽¹⁾

617 ft²
57.4 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.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(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	

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Council Tax Band: E
Tenure: Freehold

