

11 Church Lane, Breadsall, Derby, DE21 5LD

Offers Around £569,950

Freehold



- Spacious & Versatile Accommodation
- Superbly Appointed Throughout
- Entranced Hall & Fitted Guest Cloakroom
- Stylish Lounge with Conservatory off
- Large Study, Lounge/Dining Room Open Plan to Fitted Kitchen with Utility off
- Master Bedroom with En-Suite Shower Room
- Three Further Good Sized Bedrooms, Office/Nursery & Large Well-Appointed Bathroom
- Fabulous Mature Plot with South Facing Rear Garden
- Driveway & Large Outbuilding





Summary

A truly characterful, four bedroom, detached residents occupying a superb location in the heart of this highly sought after village of Breadsall.

This is a superbly appointed, characterful residence occupying a location on Church Lane with a fabulous position opposite the village church. With well-established gardens to both the front and rear, driveway, large outbuilding and beautiful southerly aspect to the rear garden.

Internally the property features an entrance hall, fitted guest cloakroom, stylish lounge with feature inglenook fireplace, conservatory, large study and lounge/dining room with open aspect to fitted kitchen and utility off. On the first floor is a feature semi-galleried landing with glass and timber balustrade, master bedroom with en-suite shower room, three for the bedrooms, office/nursery and large well-appointed family bathroom.

F&C

The Location

Breadsall village is a very popular residential location to it's highly convenient location for Derby City centre and excellent transport links, including A38 and A52. The village itself benefits from a recently constructed primary school, village hall with cricket club, café/bistro, church and easy access to a nearby large supermarket. With pleasant walks along the Great Northern Greenway in to surrounding open countryside.

Accommodation

Ground Floor

Entrance Hall

8'9" x 4'7" (2.68 x 1.41)

A panelled entrance door with double glazed and leaded side lights provides access to hallway and lower level section with fitted doormat and upper-level oak floor section with central heating radiator

Fitted Guest Cloakroom

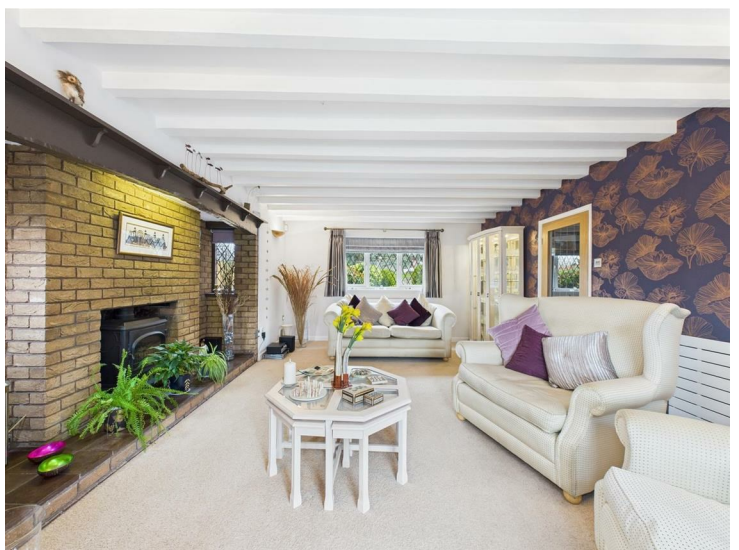
6'7" x 3'11" (2.02 x 1.20)

With half wood panelled walls with white suite comprising low flush WC, vanity unit with wash handbasin and cupboard beneath, central heating radiator and double glazed and leaded window to side.

Impressive Lounge

19'2" x 12'4" (5.85 x 3.78)

With feature inglenook fireplace incorporating exposed brick interior, heather brown quarry tiled hearth with coal effect gas fire, two central heating radiators, exposed beam ceiling, double glazed and leaded window to side and double glazed French doors with matching sidelights to conservatory.



Conservatory

9'1" x 7'9" (2.77 x 2.37)

A UPVC double glazed construction with bespoke fitted blinds to roof and French door giving access to garden.



Separate Study

12'6" x 9'4" (3.82 x 2.87)

With central heating radiator, exposed beam ceiling, bespoke shelving/bookcase and double glazed windows to side and front to offering fabulous views of the church.



Stunning Open Plan Living Kitchen

15'10" x 9'10" (4.83 x 3.02)



Lounge/Dining Area

Comprising open plan lounge/dining area with feature brick fire surround with solid wooden television plinth, electric fire, oak floor covering, central heating radiator, feature exposed brick, stylish staircase to first floor with oak and glass balustrade and double glazed French doors to garden.



Kitchen Area

A fitted kitchen with U-shaped granite effect preparation surface, inset one and a quarter ceramic sink with mixer tap, fitted base cupboards and draws, complementary wall mounted cupboards, inset four plate Neff gas hob with built-in double oven, microwave and fridge, feature exposed beam ceiling, central heating radiator, underfloor heating, pantry and feature brick archway to utility.



Utility

7'2" x 7'1" (2.20 x 2.17)

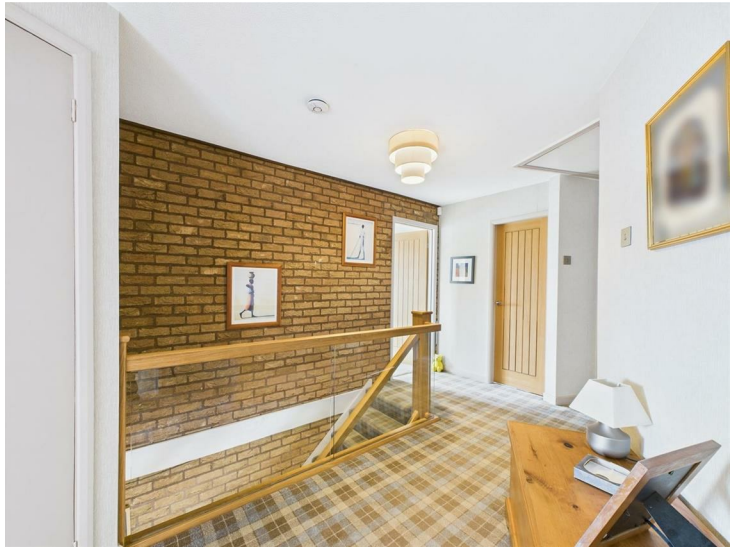
With L-shaped granite effect worktop with inset ceramic sink unit with flexible mixer tap, fitted base cupboards, complementary wall mounted cupboards, appliance space suitable for washing machine, dishwasher and fridge freezer and double glazed and leaded window to front.



First Floor Landing

13'6" x 6'9" (4.13 x 2.06)

A semi-galleried landing with feature glass and oak balustrade and access to loft space.



Bedroom One

12'9" x 9'10" (3.91 x 3.01)

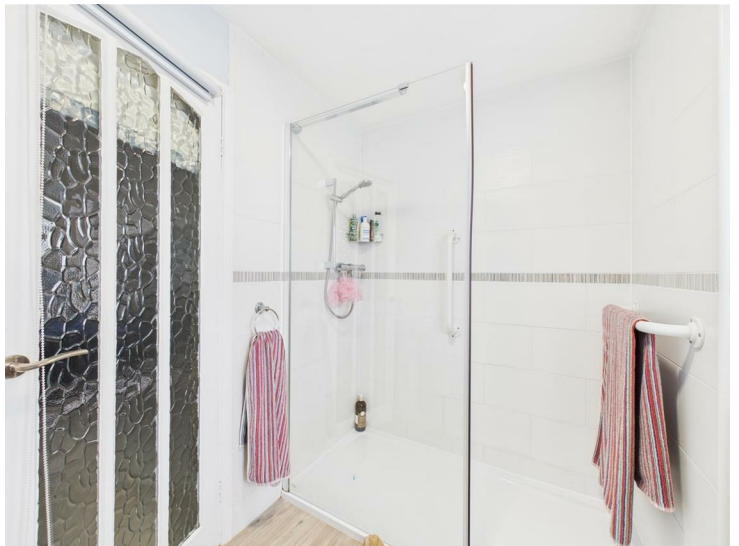
With central heating radiator, an extensive range of fitted furniture including dressing table, wardrobes, overhead storage and bedside cabinets, double glazed and leaded window to front offering a fabulous view of the church and glazed door to en-suite.



En-Suite Shower Room

8'2" x 5'5" (2.49 x 1.66)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, large walk-in shower cubicle, central heating radiator, airing cupboard and double glazed window to rear.



Bedroom Two

12'5" x 10'8" (3.80 x 3.27)

With central heating radiator, fitted wardrobes and drawers, bedside cabinets and double glazed window to rear offering beautiful open outlook over mature trees towards Darley Abbey in the distance.



Bedroom Three

12'2" x 8'3" (3.72 x 2.53)

With central heating radiator and double glazed and leaded window to front with pleasant aspect.



Bedroom Four

11'7" x 9'3" (3.55 x 2.84)

With central heating radiator, fitted furniture and storage cupboard with double glazed and leaded windows to side and front offering views of the impressive church.



Study

7'4" x 6'3" (2.24 x 1.93)

With central heating radiator, storage cupboard and double glazed and leaded window to front.

Large Well-Appointed Bathroom

11'10" x 9'8" (3.62 x 2.95)

Partly tiled with a stylish white suite comprising low flush WC, vanity unit with twin wash handbasins and fitted cupboards beneath, roll edge freestanding bath with shower attachment, separate large shower cubicle, two stylish central heating radiators (one with fitted mirror), wall mounted illuminated mirror, recessed ceiling spotlighting and double glazed window to rear.



Outside

To the rear of the property is a beautiful, well-established garden with a pleasant south westerly aspect. Immediately off the conservatory and living kitchen is a stone terrace/patio with pathway running down the garden adjacent to a well-kept lawn with rockery edged borders containing plants and shrubs, three raised beds, timber shed, greenhouse and further gravelled section to the foot of the garden with additional raised bed. There is a large brick built shed with power and lighting, door to front with covered area and side door.

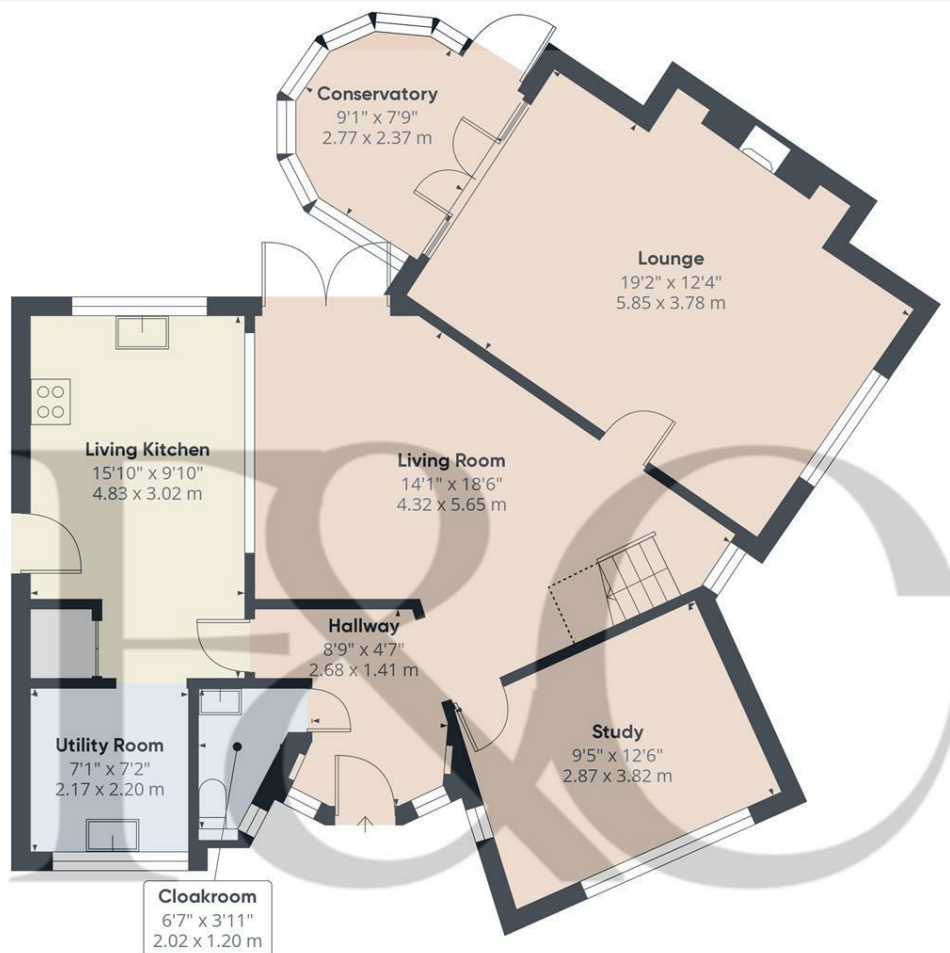
To the front of the property is a cobbled, block paved driveway providing ample off-road parking with rockery edged borders containing plants and shrubs, attractive timber fencing, ornamental lighting, outdoor power and electric and large timber gates give access to further driveway adjacent to the property with carport and electric vehicle charging point.



Council Tax Band G







Floor 0 Building 1

Approximate total area⁽¹⁾

953.9 ft²
88.62 m²

Reduced headroom

11.92 ft²
1.11 m²

(1) Excluding balconies and terraces

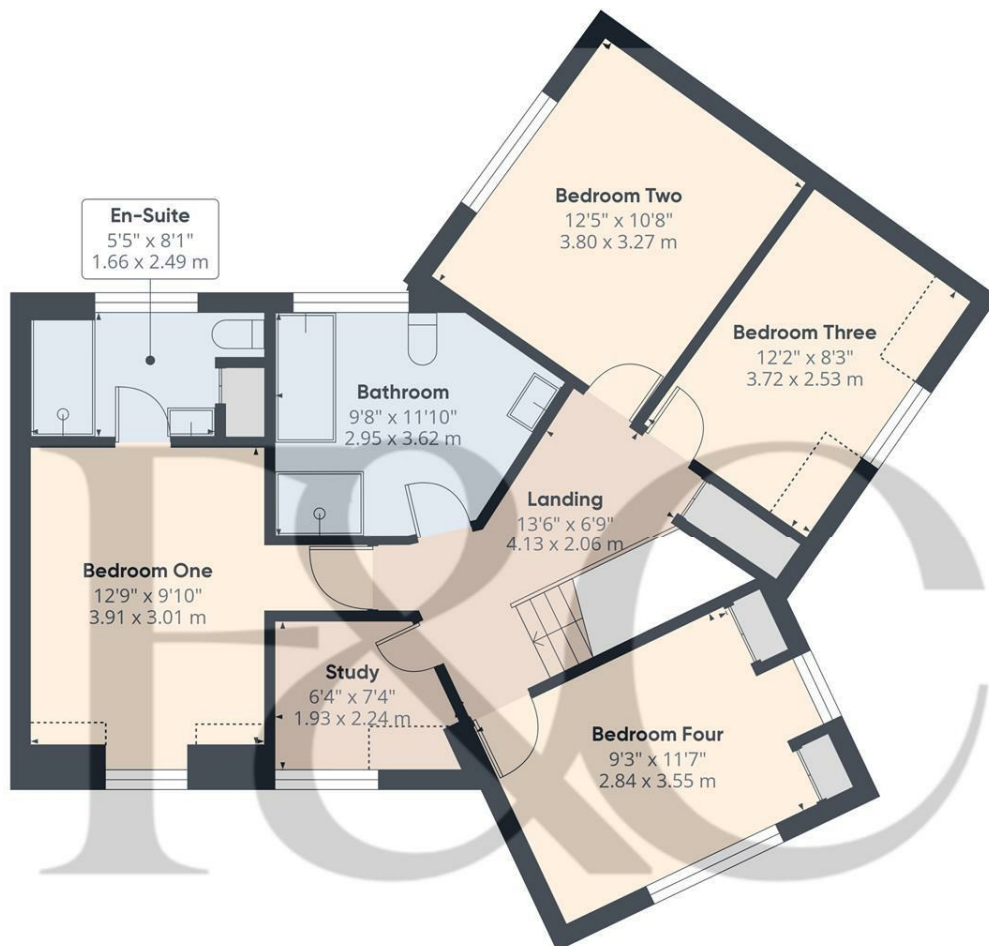
Reduced headroom

Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1 Building 1

Approximate total area⁽¹⁾

775.97 ft²
72.09 m²

Reduced headroom

26.74 ft²
2.48 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m


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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	75	
(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: G
Tenure: Freehold

