



2 Bed Barn Conversion

34C Rectory Lane
Breadsall
Derby
DE21 5LL

£2,500 Per Month

Fle
&

Fletcher
& Company

34C Rectory Lane Derby DE21 5LL



- Stunning, Two Double Bedrooms, Detached Barn
- Versatile Mezzanine Level Currently Arranged As A Single Sleeping Area
- Open Plan Living Space Comprising Lounge/Dining Area with High Specification Kitchen off
- Utility/ Laundry Room With Space For Appliances
- Principal Bedroom with Spacious Wardrobe & En-Suite Shower Room
- Further Double Bedroom With A Superbly Appointed Family Bathroom
- Vastly & Lovingly Extended
- Extensive Driveway Accessed Through Remote Control Gates
- Beautiful, Well-Established, Private Garden
- Garage & Workshop With Power

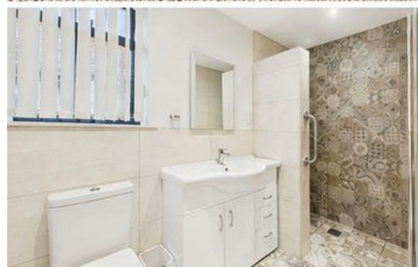
This is a stunning, vastly extended, two bedroom, detached barn conversion located in a prime position just off Rectory Lane in highly desirable Breadsall village. This is a truly impressive property which requires a full internal inspection to fully appreciate the superbly appointed accommodation and beautifully private rear garden.

The property is double glazed and gas central heated/underfloor heated and comprises an impressive reception room with lounge/dining area and feature high ceiling with exposed timber trusses, quality fitted kitchen off, utility/laundry room and mezzanine level. An inner hallway leads to the principal bedroom with en-suite shower room, a further double bedroom and a well appointed bathroom.

The property forms a cluster of properties positioned off Rectory Lane and Frog Barn benefits from remote controlled gates leading to an extensive gravelled driveway with a good sized garage and workshop off. There is a beautifully maintained rear garden and lawn with patio/terrace, ideal for outdoor dining. The garden offers a particularly good degree of privacy.

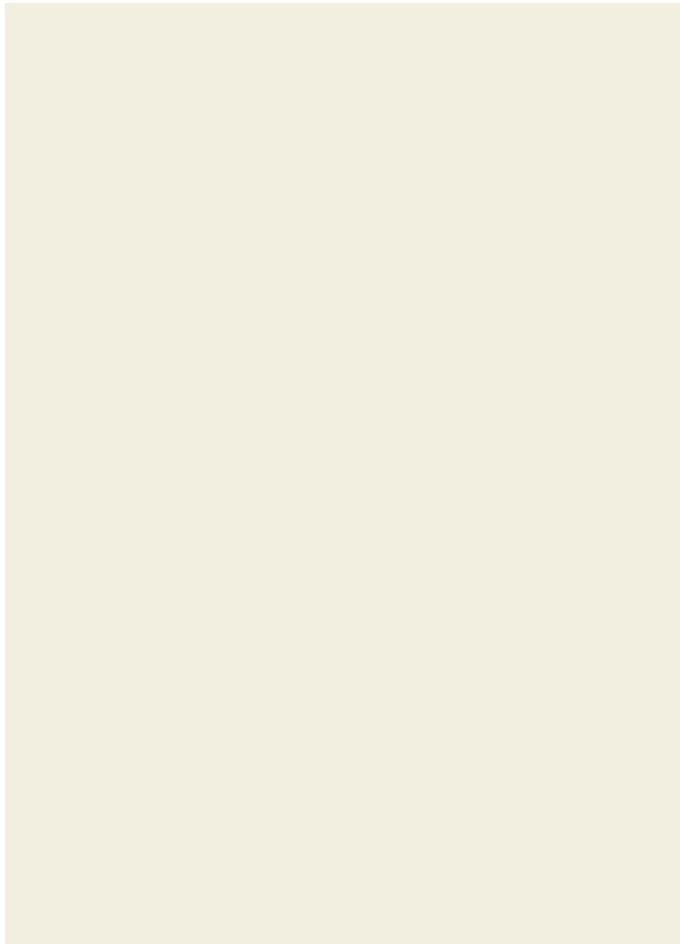
Versatile mezzanine level currently arranged as a single sleeping area.

Available 2nd November 2026. Viewings Available immediately & firmly advised to appreciate the quality of this property and its plot.



Fletcher
& Company

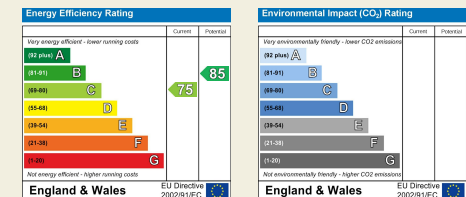




15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

T: 01332 300558

E: derby@fletcherandcompany.co.uk
www.fletcherandcompany.co.uk



Fletcher
& Company



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.