



GADSBY  
NICHOLS

8 Beech Croft, Breadsall Village, Derby, DE21 5LQ

£335,000



## 8 Beech Croft, Breadsall Village, Derby, DE21 5LQ



A WELL-PROPORTIONED, THREE-BEDROOMED DETACHED BUNGALOW, situated in the desirable Village of Breadsall, in a delightful cul-de-sac setting adjoining open countryside. Available with IMMEDIATE VACANT POSSESSION, the property benefits from gas central heating, double glazing, and security alarm, and briefly comprises: -

INTERNALLY, entrance hall, generous lounge dining room, modern breakfast kitchen with integrated appliances, three double bedrooms, and modern shower room. EXTERNALLY, corner plot with gardens to the front, side and rear, together with driveway to detached double garage. EPC E, Council Tax Band E.

## 8 Beech Croft, Breadsall Village, Derby, DE21 5LQ

### THE PROPERTY



A well-proportioned, three-double-bedroomed detached bungalow, with early internal inspection highly recommended. Available with immediate vacant possession, comprising; entrance hall, lounge dining room, breakfast kitchen, three bedrooms, shower room, double garage, driveway parking, and corner plot gardens.



### LOCATION



The property enjoys an impressive corner plot, in the cul-de-sac of Beech Croft, which adjoins open countryside, on the fringe of the desirable Breadsall Village. The property also enjoys views toward the Village Church. Breadsall Village lies approximately 2.5-miles north of the City of Derby, within easy access of the city centre, and minutes driving distance of the A38 for commuting to the north and south of the region.

### DIRECTIONS

When leaving Derby city centre by vehicle, proceed north from the Pentagon traffic island on the A61, then at the third traffic island take the exit for Breadsall Village onto Croft Lane, and on entering Breadsall Village Beech Croft will be found on the right-hand side.

What 3 Words ///dairy.shine.spoke

### VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13459.

### ACCOMMODATION

Having the benefit of gas central heating, double glazing, and security alarm, the detailed accommodation comprises: -

### INTERNALLY

#### L-SHAPED ENTRANCE HALL

Having UPVC double glazed entrance door and side panel, central heating radiator, built-in cupboard, and access to the insulated loft space.

#### GENEROUS LOUNGE DINING ROOM

7.04m x 3.66m (23'1" x 12'0")



Having UPVC double glazed picture window to the front, wide stone fireplace with slate hearth, two central heating radiators, two wall light points, and UPVC double French doors and side windows to the garden.



## 8 Beech Croft, Breadsall Village, Derby, DE21 5LQ



### BREAKFAST KITCHEN

3.28m x 2.69m (10'9" x 8'10")



Having modern white fitments comprising; two double base units, two single base units, two single wall units, and three single wall units with leaded-light glazed doors for display purposes, together with integrated electric hob with extractor hood and light over, integrated electric double oven, stainless

steel sink unit with single drainer, work surface areas with tiled splashbacks, UPVC double glazed door and window to the side, plumbing for dishwasher, six ceiling downlighters, and boiler cupboard housing a Gloworm Hideaway gas-fired boiler providing domestic hot water and central heating.



### FRONT BEDROOM ONE

3.68m x 2.77.37m max (12'1" x 9'10" max)



Having fitments comprising; two double wardrobes with top cupboards, and dressing shelf, together with UPVC double glazed window, and central heating radiator.

## 8 Beech Croft, Breadsall Village, Derby, DE21 5LQ

### BEDROOM TWO

3.68m x 3.05m (12'1" x 10'0")



Having UPVC double glazed window, and central heating radiator.

### BEDROOM THREE

3.61m x 2.74m (11'10" x 9'0")



Having UPVC double glazed window, and central heating radiator.

### MODERN SHOWER ROOM



Having white suite comprising; corner quadrant shower cubicle with electric shower unit, wash hand basin in vanity unit with cupboards under, and low-level WC, together with fitted linen cupboard, heated chrome towel rail, fully tiled walls, and UPVC double glazed window.

### EXTERNALLY

#### FRONT GARDEN

Having lawns, and shrub borders.

#### SIDE GARDEN

Having lawn, and shrub borders.

#### REAR GARDEN

Having lawn, and enclosed by fencing for privacy.

### PARKING

Driveway to the side, accessed via gates, and leading to the: -

### DETACHED DOUBLE GARAGE

6.12m x 4.95m (20'1" x 16'3")



Of brick construction, having twin up-and-over doors, and electric power and light.

### ADDITIONAL INFORMATION

#### TENURE

We understand the property is held freehold, with vacant possession provided upon completion.

#### ANTI-MONEY LAUNDERING (AML) REGULATIONS

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

## 8 Beech Croft, Breadsall Village, Derby, DE21 5LQ

a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;

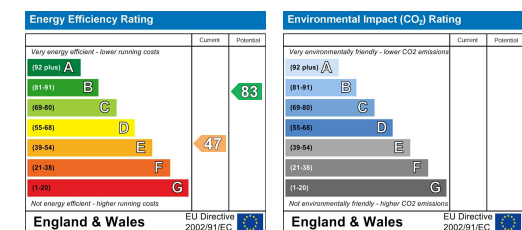
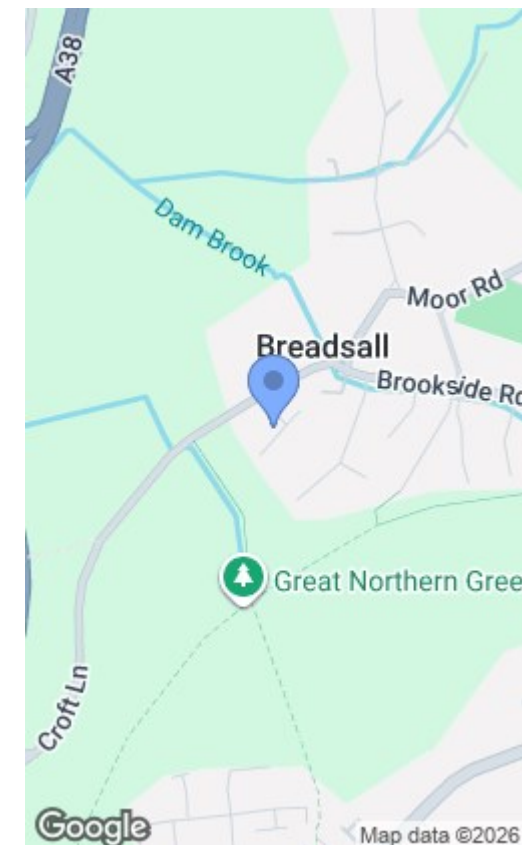
b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

**REF: R13459**



## 8 Beech Croft, Breadsall Village, Derby, DE21 5LQ



### PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors. All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property. Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

**Gadsby Nichols**  
Suite 18 Kings Chambers,  
Queen Street, Derby DE1 3DE

**Residential**  
01332 296 396  
enquiries@gadsbynichols.co.uk

**Commercial**  
01332 290 390  
commercial@gadsbynichols.co.uk



[www.gadsbynichols.co.uk](http://www.gadsbynichols.co.uk)