



£325,000

Brookfields Drive, Derby DE21 5LJ

Semi-Detached Bungalow | 3 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Beautiful Semi-Detached Chalet Bungalow
- 3 Bedroom & 2 Bathrooms
- Extended To Rear
- Extended Kitchen/Dining Room
- Modern Fixture & Fittings Throughout
- Large Driveway & Detached Garage
- Sought After Village Location With Views
- Viewing Essential
- COUNCIL TAX BAND D

## Property Description

Located in the highly sought of village of Breadsall, close to Derby is this beautifully presented and well positioned semi-detached chalet bungalow with pleasant open outlook.

## Main Particulars

Derbyshire Properties are pleased to present this spacious and extremely well presented three bedroom semi detached chalet bungalow. The property briefly comprises of:- entrance hall, living room, shower room, kitchen/dining area, bedrooms two and three. The second floor there is a master bedroom and en-suite shower facility. The property has quality fixtures and fittings throughout with modern kitchen and bathrooms. We believe the property would ideally suit numerous potential buyers from young professionals to families and even those looking to retire or downsize. Externally, the property sits on a beautiful and manageable plot with enclosed private gardens, driveway, detached garage and a beautiful view over open Field to the side elevation

### Ground Floor

#### Entrance Hall

Entered via a composite door with obscured side panel window from the side elevation, wall mounted radiator, wood floor covering a staircase to 1st floor landing.

#### Shower Room

1.63m x 1.78m (5' 4" x 5' 10") This beautifully appointed shower room comprises of a low-level WC, large vanity unit and spacious walk in shower enclosure with main fed shower and attachment and complimentary glass shower screen. Spotlights to ceiling, wall mounted extractor fan, double glazed obscured window, wall mounted heater towel rail, tiled floor covering.

#### Kitchen & Dining Area

2.66m x 3.85m (8' 9" x 12' 8") This beautifully designed and presented kitchen comprises of a range of modern base mounted storage cupboards with modern flat edged worksurface incorporating single sink drainer unit with mixer taps. Tiled splashback, induction hob, extractor canopy, double inbuilt electric oven, space for American style fridge/freezer, useful floor to ceiling larder cupboard and wood floor covering.

The dining area as the continuation of the wood floor covering from the kitchen, wall mounted radiator and double glazed windows to the rear and side elevations with patio doors leading out onto a rear garden terrace.

#### Living Room

3.33m x 4.65m (10' 11" x 15' 3") With spotlights to ceiling, chimney breast with TV point and feature storage alcove, wood floor covering, wall mounted radiator and bifold doors to the rear elevation.

#### Bedroom 2

3.30m x 4.48m (10' 10" x 14' 8") With double glaze bay window to the front elevation, wall mounted radiator and useful under the stairs storage alcove.

#### Bedroom 3

2.72m x 1.66m (8' 11" x 5' 5") With double glazed window to the front elevation and side elevation, wall mounted radiator and shelving.

#### Second Floor

##### Master Suite (Bedroom 1)

6.12m x 2.75m (20' 1" x 9' 0") This large master suite located in the roof space has wall mounted radiator, a range of fitted wardrobe providing ample storage and hanging space, exposed beams and spotlights to ceiling, double glazed French doors to the rear elevation and internal door leading to:-

##### En-Suite

2.47m x 1.66m (8' 1" x 5' 5") This beautifully appointed en-suite bathroom comprises of a low-level WC, vanity unit and oval bath tub with freestanding taps and shower attachment. Part wall tiling, tiled floor covering, wall mounted modern heated towel rail, obscured double glazed window and spotlights/extractor fan ceiling.

##### Outside

The property is well proportioned plot with tarmac driveway providing parking for numerous vehicle vehicles and detached brick built garage with up and over doorlight and power. The rear garden is mainly laid lawn with mature stocked flowerbeds and borders creating high levels of privacy from neighbouring properties. The side elevation is located next to an open field that provides a pleasant outlook.

##### Detached Garage

2.85m x 5.88m (9' 4" x 19' 3")

##### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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