Home 2 Sell

Quality Service For Less



72 Rectory Lane

Breadsall, Derby, DE21 5LL

Offers Around £335,000

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Home2sell are delighted to offer for sale this semi detached residence which enjoys a beautiful and much sought after location towards the end of Rectory Lane in the village of Breadsall Derbyshire. This represents an excellent opportunity for the discerning purchaser, looking to acquire a well appointed family home. The accommodation comprising in brief of entrance hall, lounge with feature fireplace, dining kitchen, garden room and family bathroom having a three piece suite. To the first floor landing a master bedroom, two further well proportioned bedrooms and a WC. Outside to the front, the property enjoys a slightly elevated position having a manicured lawn fore garden and block paved driveway providing ample off road parking. A special feature of the sale is the delightful rear garden which enjoys a most pleasant aspect having a patio terrace immediately to the rear with steps giving way to a lawn with established trees all of which backs on to open fields and can only be truly appreciated when viewed.





Entrance Hall
15'7" x 5'10" (4.76m x 1.78m)
The property is entered via a PVCu double glazed entrance door, double glazed window to the side elevation, central heating radiator, useful under-stairs storage area, quality wooden flooring, panelled door to storage cupboard and a staircase off to the first floor landing.

Lounge
15'3" x 11'5" (4.66m x 3.48m)
The focal point of the room is an open cast iron fire fire grate set on a raised hearth with Adam style surround, central heating radiator, decorative coving, ceiling rose and light. PVCu double glazed walk in bay window to the front elevation and double leaded doors to the dining kitchen.

Dining Kitchen
16'6" x 6'10" (5.05m x 2.10m)
Having a fitted kitchen comprising of a range of base wall and matching drawer units with granite effect work surfaces incorporating an one and a quarter stainless steel sink unit with chrome mixer tap, tiled flooring, integrated four ring gas hob with extractor canopy over, built-in oven and grill, space for a fridge freezer, arch to garden room and recessed ceiling lighting.

Dining Area - With twin panelled doors to useful storage cupboard and central heating radiator.

Garden Room
15'5" x 14'8" (4.71m x 4.48m)
Having a central heating radiator, wooden flooring, recessed ceiling lights, utility cupboard and PVCu double glazed windows to side and rear elevations with sliding door to the rear garden aspect.

Family Bathroom
Having a three piece suite comprising of a close couple WC, pedestal hand wash basin and a panelled bath with thermostatically controlled shower over. Chrome ladder style heated towel radiator, recessed ceiling lights and double glazed opaque window to the side elevation.

Landing
Having a double glazed window to the side elevation and useful storage cupboard.

Bedroom One
11'3" x 10'9" (3.45m x 3.30m)
Having a double glazed window to the front elevation, central heating radiator and ceiling light.

Bedroom Two
9'5" x 7'9" (2.88m x 2.37m)
Having a double glazed window to the rear elevation enjoying a fine aspect and views, central heating radiator and ceiling light.

Bedroom Three
9'8" x 5'6" (2.97m x 1.69m)
Having a double glazed window to the side elevation, central heating radiator and ceiling light.

WC
Having a close couple WC, hand wash basin and door to storage cupboard.

Outside
The property sits towards the end of Rectory Lane in a gentle elevated position having a fore-garden laid to lawn. Having an adjacent block paved driveway providing ample off road parking and access to the

side of the property.
A special feature of the sale is the delightful rear garden which has a patio immediately to the rear, steps to the lawn with mixed hedging and established mature trees. Hard standing and timber garden shed. The garden backs onto open fields.

Area

Breadsall Village is particularly sought after due to its convenient location to Derby City centre and excellent transport links. The village has a primary school, church, café and the popular Breadsall Priory Country Club is just a short drive away.

Directional Note

Entering the village of Breadsall from the A61, follow the road to the centre of the village turning left at the small triangle by, Damsons café, take the next left turning onto Rectory Lane and continue where the property will be found on the right hand side clearly denoted by our distinctive Home2sell For sale board.









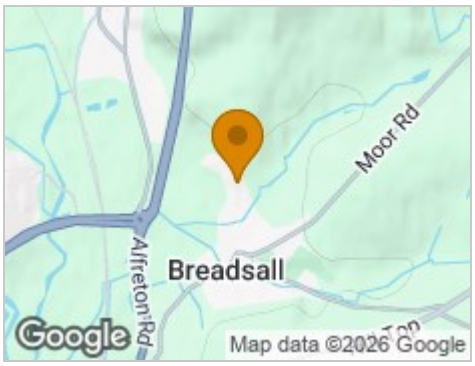
Road Map



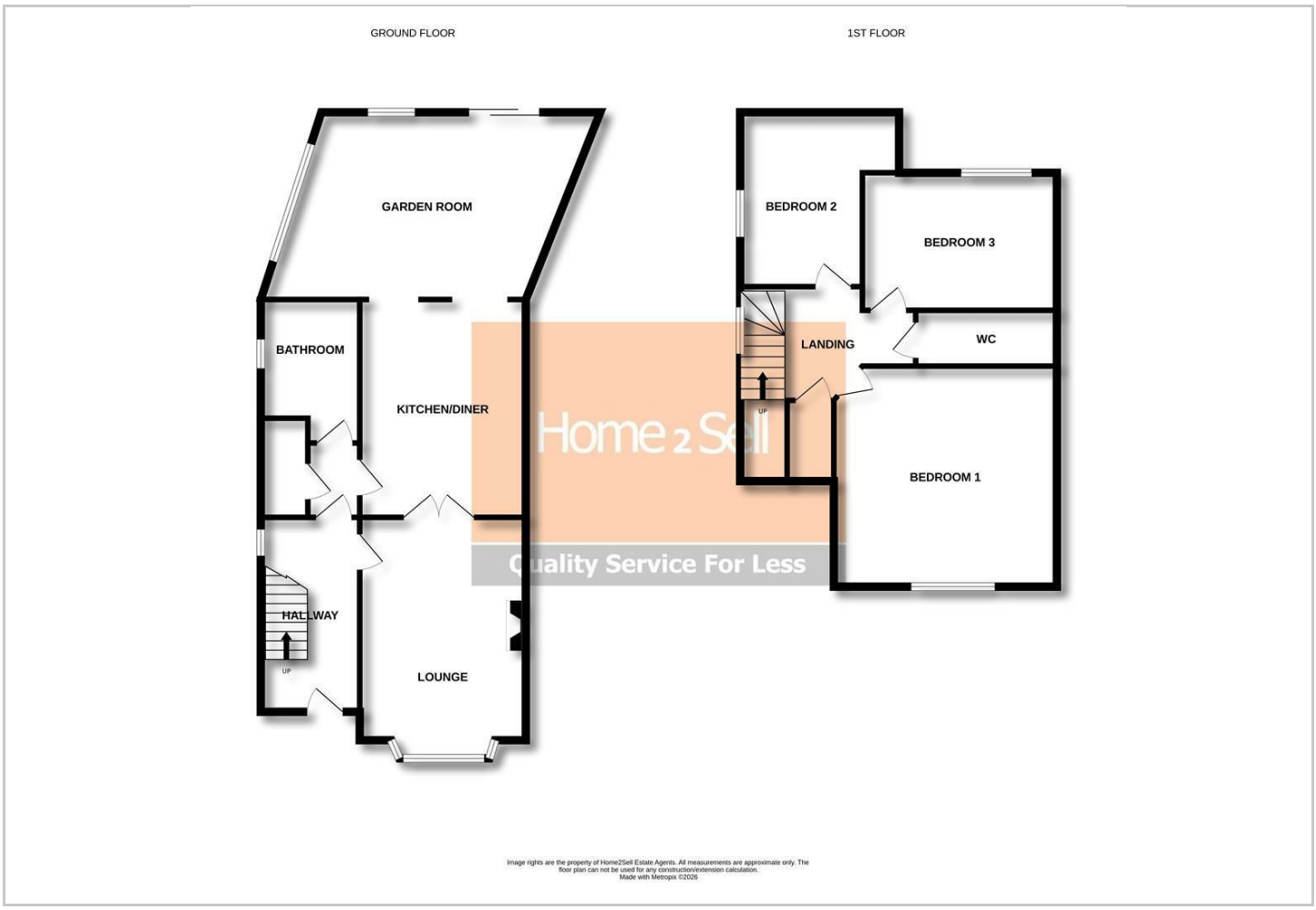
Hybrid Map



Terrain Map



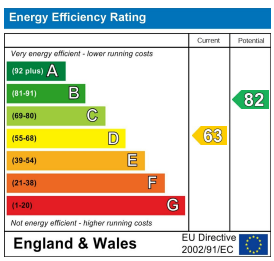
Floor Plan



Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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