



52 Dale Acre Way, Breadsall, Derby, DE21 4UB

£424,950



Situated on the outskirts of Derby, originally constructed in 2021 by Redrow Homes, this is a beautifully appointed four bedroom detached house which benefits from gas central heating, double glazing, gardens, driveway and the remainder of the NHBC buildmark warranty.



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DIRECTIONS

Leave Derby city centre along Mansfield Road in the direction of Oakwood. At the roundabout turn left onto Dale Acre Way, and continue along this road to its very end. At the bottom turn right onto a private driveway where the property is situated on the right hand side, clearly identified by our "For Sale" board.

The current vendors have spent considerable time and effort in the presentation of the delightful home which in brief comprises an entrance hall with staircase leading to the first floor, lounge with delightful views over open countryside to the front and to the rear of the house there is a large living/dining kitchen which is a focal point to the property. The ground floor is further complemented by a utility room, cloakroom and the rear of the garage has been converted to a fantastic play/study area. To the first floor the property benefits from four good sized bedrooms, the master bedroom with en-suite shower room and there is a separate family bathroom.

Outside the property has from a generous garden to the rear which is overlooked by a patio area and to the front there is a further garden, driveway and access to the front of the garage which has been converted for use as a store with electrically operated roller shutter door.

The property is located within a modern housing development on the outskirts of the vibrant city centre and the house has the benefit of being upon a private road with amazing views to the front elevation over open countryside. The city of Derby is easily accessible and there are plentiful countryside walks on the doorstep. In addition the house benefits from being with easy reach of the A38 giving onward travel to the A50, A52 and M1 corridor.

The unique position of this property is highly desirable and should be viewed to be fully appreciated.

ACCOMMODATION

Entering the property through double glazed front door into:

ENTRANCE HALL

Spacious entrance hall with staircase leading to the first floor, Crafted understairs storage cupboard and stylish Amtico floor which runs throughout the hall, dining kitchen, utility room, cloakroom.

LOUNGE

10'8" x 16'4" (3.25m x 4.98m)

(Measurement taken to the centre of the bay window)

The delightful lounge has magnificent views over open countryside to the front elevation and there is a walk in double glazed bay window, double radiator, modern feature fireplace with electric fire and alcove/mounting for TV.

DINING KITCHEN

21'2" x 11'11" (6.45m x 3.63m)

This room is the focal point to the property and must be seen to be fully appreciated. The room has areas set aside for both dining and cooking and the kitchen area benefits from a range of quality work surfaces/preparation areas, wall and base cupboards and two integrated electric ovens, hob and extractor. A sink unit is located beneath a double glazed window overlooking the rear elevation and there is an integrated fridge, integrated freezer, useful kitchen drawers, integrated dishwasher and open plan access to a large dining area with ample space for a dining table. The room is further complemented by double glazed French doors leading to the rear elevation, integrated spotlights and modern panel radiator. Access to:

UTILITY ROOM

5'8" x 6'6" (1.73m x 1.98m)

With a range of work surface/preparation areas, wall mounted cupboard, base cupboard, space for a washing machine,

space for a tumble dryer and double glazed door to the rear. Access to:

CLOAKROOM

With low level WC and wash hand basin.

OPEN PLAN ACCESS FROM THE KITCHEN AREA TO:

PLAY SPACE/STUDY

9'7" x 11'11" (2.92m x 3.63m)

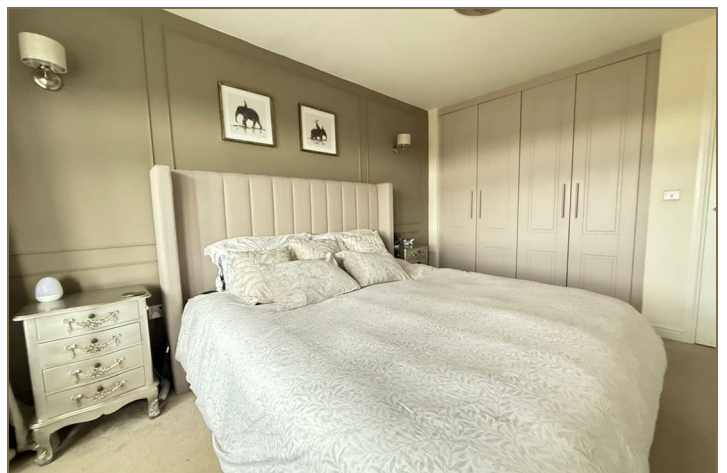
With double glazed window to the side elevation, double radiator and cupboard housing the boiler providing domestic hot water and central heating.

Prospective purchasers should note that this space has been created by converting the rear of the garage. (This has been completed without building regulation or planning approval).

TO THE FIRST FLOOR

GALLERIED LANDING

With two useful storage cupboards, one housing the hot water tank.



BEDROOM ONE

14'7" x 10'9" (4.45m x 3.28m)

(Measurement taken to the centre of the bay window)

The master bedroom has a walk in double glazed bay window overlooking the front elevation and superb countryside views. The room has a radiator, mounting for TV and a range of fitted wardrobes.

EN-SUITE

6'5" x 7'4" (1.96m x 2.24m)

(Maximum measurement into shower cubicle)

With low level WC, wash hand basin and shower cubicle with glazed screen. Frosted double glazed window.

BEDROOM TWO

9'11" x 13'3" (3.02m x 4.04m)

With double glazed window to the front elevation and radiator, fitted wardrobe with sliding mirror doors.

BEDROOM THREE

10'10" x 11'11" (3.30m x 3.63m)

With double glazed window to the rear elevation and radiator.

BEDROOM FOUR

9'8" x 9'11" (2.95m x 3.02m)

With double glazed window to the rear elevation and radiator.

FAMILY BATHROOM

With low level WC, pedestal wash hand basin, bath with shower over the bath and glazed screen, complementary tiling and frosted double glazed window.

OUTSIDE

Outside the property benefits from an enclosed garden to the rear which is laid to lawn and overlooked by a patio area immediately outside the house and one at the bottom of the garden.

To the front elevation the property is approached via a private road where there is a driveway with car standing and gated access to the rear.



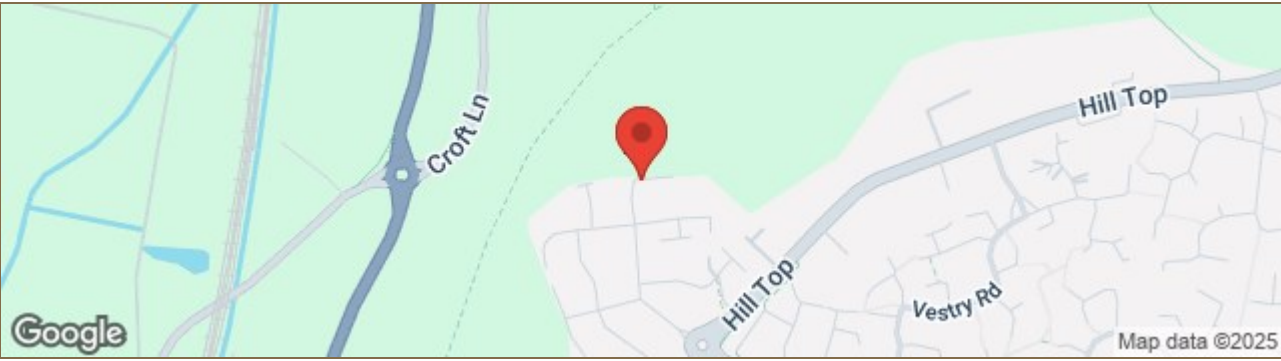
FORMER GARAGE

9'10" x 6'7" (3.00m x 2.01m)

With electrically operated roller shutter door,
power, light and storage.



Road Map



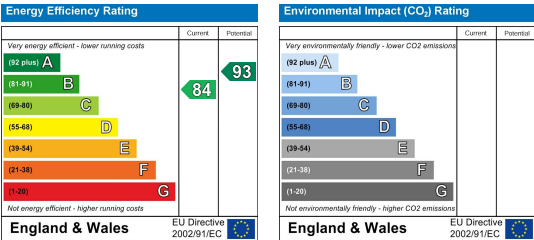
Floor Plan



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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