



## **5 Croft View Close, Breadsall, Derby, Derbyshire, DE21 4TU**

**Offers In The Region Of £367,950**



Originally constructed in 2021 by Redrow Homes, with the benefit of the remaining NHBC warranty, this is a beautifully presented three bedroom, detached house which benefits from gas central heating, double glazing, gardens, driveway and garage.



# 5 Croft View Close, Breadsall, Derby, Derbyshire, DE21 4TU

Offers In The Region Of £367,950



## DIRECTIONS

Leave Derby city centre along Mansfield Road in the direction of Oakwood. At the roundabout turn left onto Dale Acre Way. A short distance along turn left onto Beards Wood Drive and right onto Croft View Close where the property is situated at the bottom of the road, on the left hand side, clearly identified by our "For Sale" board.

The current vendors have spent considerable time and effort in the presentation of this delightful property, which benefits from being at the end of the road and enjoys far reaching views over surrounding countryside.

Internally the accommodation briefly comprises an entrance hall with staircase leading to the first floor, cloakroom, large lounge and dining kitchen with integrated appliances and access to the rear. To the first floor are three good sized bedrooms, the master bedroom suite having lobby area and en-suite shower room and there is an additional family bathroom.

Outside the property benefits from an enclosed garden to the rear which has a patio and artificial lawn and the property has a driveway with car standing for several vehicles and access to a single with up and over door.

The property is conveniently located within a modern housing development on the

outskirts of the vibrant city centre of Derby. The city is easily accessible and there are plentiful countryside walks from the doorstep.

The house is within easy reach of the A38 giving onward travel to the A50, A52 and M1 corridor.

This property sits on the edge of the modern housing development and has the advantage of views over open countryside to the side elevation. Its unique position is highly desirable and should be viewed to be fully appreciated.

## ACCOMMODATION

Entering the property through double glazed front door with adjacent double glazed windows into:

### ENTRANCE HALL

Spacious entrance hall with laminate floor which runs throughout the hall, dining kitchen and utility room. This space has a staircase leading to the first floor and a double radiator.

### CLOAKROOM

With low level WC, wash hand basin, inset ceiling spotlights, extractor fan and radiator.

### DINING KITCHEN

18'8" x 10'8" (5.69m x 3.25m)

This beautifully presented room is the focal point to the property and benefits from a range of quality work surface/preperation

areas, wall and base cupboards and an integrated electric double oven, hob and extractor. The kitchen has an undermounted sink with mixer tap beneath a double glazed window overlooking the rear garden and there is an integrated dishwasher, useful kitchen drawers, inset ceiling spotlights, complementary tiling, integrated fridge and integrated freezer.

To the far side of the room is an area set aside for dining where there is ample space for a dining table, complemented by double glazed windows and a double glazed door leading to the rear garden.

### UTILITY ROOM

7'1" x 5'10" (2.16m x 1.78m)

This particularly useful, versatile space has a sink, work surfacing, useful storage cupboards and plumbing for both washing machine and tumble dryer. Door to the rear and useful understairs storage cupboard.

### LOUNGE

18'10" x 10'8" (5.74m x 3.25m)

This large room has two double glazed windows making it particularly light and airy and there are two radiators and wood panelling to a feature wall.

### TO THE FIRST FLOOR

### LANDING

With access to the loft and large airing cupboard which has shelving and a wall mounted boiler providing domestic hot water and central heating.

### MASTER BEDROOM SUITE

This space is a superb feature of this property and benefits from a lobby area, bedroom space and en-suite shower room.

### LOBBY

Leads to the:

### BEDROOM AREA

10'10" x 9'9" (3.30m x 2.97m)

With double glazed window, wardrobes with mirrored front and radiator.



## EN-SUITE

6'9" x 7' (2.06m x 2.13m)

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

## BEDROOM TWO

10'10" x 9'11" (3.30m x 3.02m)

With double glazed window, radiator and far reaching views over countryside.

## BEDROOM THREE

10'10" x 8'8" (3.30m x 2.64m)

Used by the current vendors as a nursery, this room has far reaching views over open countryside and radiator.

## BATHROOM

7'7" x 6'6" (2.31m x 1.98m)

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

## OUTSIDE

Outside the property benefits from an enclosed garden which has a patio area overlooking an area of artificial lawn allowing for easy maintenance.

To the rear of the property there is a driveway with car standing for several vehicles and a car electric charging point. Access to:

## SINGLE GARAGE

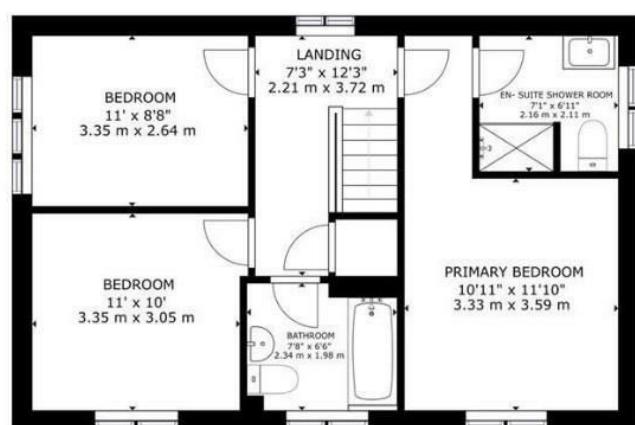
With up and over door.

The property has borders around the front and side elevation.





## Road Map



## Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

## Energy Efficiency Graph

