



## 14 Rectory Lane, Breadsall, Derby, Derbyshire, DE21 5LL

**No Onward Chain**  
**£475,000**



A genuinely deceptively spacious detached property providing four bedrooms over two floors located in this sought after leafy village within easy reach of the city centre. Charming gardens and two garages. No Chain.





# 14 Rectory Lane, Breadsall, Derby, Derbyshire, DE21 5LL

**No Onward Chain £475,000**



The detached property is well maintained and presented throughout and offers spacious living and sleeping accommodation arranged across two floors benefiting from gas central heating via a Worcester boiler and UPVC double glazed windows and doors.

Internally the accommodation commences through an enclosed entrance porch leading into a spacious hallway with many storage cupboards and stairs to the first floor. To the ground floor there is a spacious lounge and dining room, a fitted kitchen with integrated appliances including a fridge, freezer, dishwasher, double electric oven and hob (space for washing machine). There are two ground floor bedrooms both with fitted wardrobes, a very well appointed bathroom with a bath and shower cubicle and a separate WC. To the first floor a landing gives access to a WC and two further large double bedrooms both having fitted wardrobes and a very useful contemporary styled wash hand basin along with a pleasant aspect across the rear garden.

Externally there is a generous plot having plentiful off road parking to the front leading to two garages, one of which having a remote door. There is a lawned front garden and gated access to the rear. The rear garden is attractively enclosed and offers a good degree of privacy having a wide paved patio and steps to a lawn. There are a variety of plants and shrubs and an additional paved seating area at the top of the garden.

The village of Breadsall offers the best of both, being easily accessible to Derby city centre but having a pleasant village feel. Locally there is a Damson coffee house, Breadsall Priory golf and country club, the Windmill public house a reasonable walk away and attractive countryside walks.

This is a quality and spacious property in an excellent location suitable for the growing or already large family, potentially for downsizers too requiring occasional extra space for visitors.

## ACCOMMODATION

### GROUND FLOOR

#### PORCH

An enclosed entrance porch with main front door and inner door into:

#### HALLWAY

A formal large hallway with stairs leading to the first floor and an impressive range of fitted store cupboards, coat hanging space, radiator.

#### LOUNGE

17'8 x 11'11 (5.38m x 3.63m)

A large reception room with front and side UPVC double glazed windows, fireplace, media connections, radiator and access into:

#### DINING ROOM

10'9 x 8'7 (3.28m x 2.62m)

Adjoining the kitchen providing ample space

for formal dining, rear facing UPVC double glazed window and radiator.

### **KITCHEN**

10'9 x 10'5 (3.28m x 3.18m)

Well appointed with a generous range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces, stainless steel sink and drainer, double electric oven, hob, extractor fan, integrated fridge, freezer and dishwasher, space for a washing machine, UPVC double glazed window and side door. Wall mounted modern Worcester combination boiler providing domestic hot water and gas central heating.

### **BEDROOM ONE**

12'2 x 10'10 (3.71m x 3.30m)

A spacious bedroom with fitted wardrobes positioned to the rear of the property with UPVC double glazed window, radiator.

### **BEDROOM TWO**

10'11 x 9'11 (3.33m x 3.02m)

Also with fitted wardrobes, front facing UPVC double glazed window, radiator.

### **BATHROOM**

9'9 x 7'5 (2.97m x 2.26m)

Generously proportioned with a three piece suite comprising a deep bath, shower cubicle and wash basin sat on a vanity unit, nicely tiled throughout, UPVC double glazed window and chrome towel radiator.

### **WC**

Low level WC, wash basin, UPVC double glazed window, chrome towel radiator.

### **FIRST FLOOR**

#### **LANDING**

A spacious landing providing independent access into all first floor rooms, rear facing UPVC double glazed window.

#### **BEDROOM THREE**

16' x 15'1 (4.88m x 4.60m)

A very large bedroom with fitted wardrobes, rear facing UPVC double glazed window, vanity unit, radiator.





## BEDROOM FOUR

15'7 x 12'3 (4.75m x 3.73m)

A second large bedroom with fitted wardrobes, rear facing UPVC double glazed window, vanity unit, radiator.

## WC

Low level WC, UPVC double glazed window.

## OUTSIDE

Outside the property benefits from a delightful enclosed garden to the rear which is a particular feature of the property. The house has a wide paved patio area with steps that lead to a lawn with well stocked shrubs and plants. There is an additional paved seating area at the top of the garden.

To the front the generous plot provides plentiful off road parking leading to two garages, one of which having a remote door. There is a lawned front garden and gated access to the rear.

## SINGLE GARAGE ONE

With remote door, light and power.

## GARAGE TWO

With light and power and tumble dryer connection.

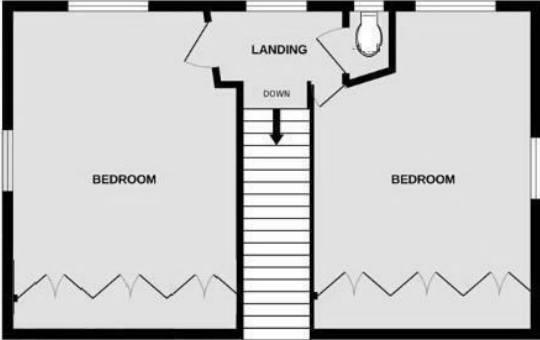




## Road Map



## 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.

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## Energy Efficiency Graph

