



18. Beech Croft, Breadsall, Derby, DE21 5LQ

£269,000



A two bedroom detached bungalow located on a small cul-de-sac in this pretty sought after village with a charming rural feel yet on the outskirts of Derby city.



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The bungalow would benefit from a scheme of modernisation offering excellent potential and is attractively offered for sale with no chain and immediate vacant possession.

The gas centrally heated and UPVC double glazed accommodation comprises, side entrance hallway, large living room with sliding patio doors, dining kitchen, main bedroom with fitted wardrobes, generous bedroom two and bathroom with shower over bath.

Externally there is a deep lawned frontage and long driveway continuing to a garage. The mature rear garden is well stocked with a variety of plants and shrubs, patio, lawn and vegetable patch.

Breadsall is a pretty village located on the outskirts of Derby centre with convenient access to local shopping areas. Locally there is a village café, church, numerous golf clubs including Breadsall Priory with hotel and gym.

An excellent opportunity to acquire a delightfully positioned detached bungalow.

ACCOMMODATION

HALLWAY

Main UPVC double glazed door.

LOUNGE

17'11" x 11'11" (5.46m x 3.63m)

Spacious with sliding patio doors to garden, media connections and gas fire with surround, radiator.

KITCHEN

14'6" x 8'10" (4.42m x 2.69m)

A generous dining kitchen with fitted wall and base units with laminate work surfaces, sink and drainer, gas cooker and hob, space for washing machine and American fridge freezer, UPVC double glazed window and door to garden, pantry cupboard with gas boiler, radiator.

BEDROOM ONE

12' x 11' (3.66m x 3.35m)

Fitted wardrobes and matching bedside tables, UPVC double glazed window, radiator.

BEDROOM TWO

8'8" x 8'1" (2.64m x 2.46m)

A good sized second bedroom with front facing UPVC double glazed window and radiator.

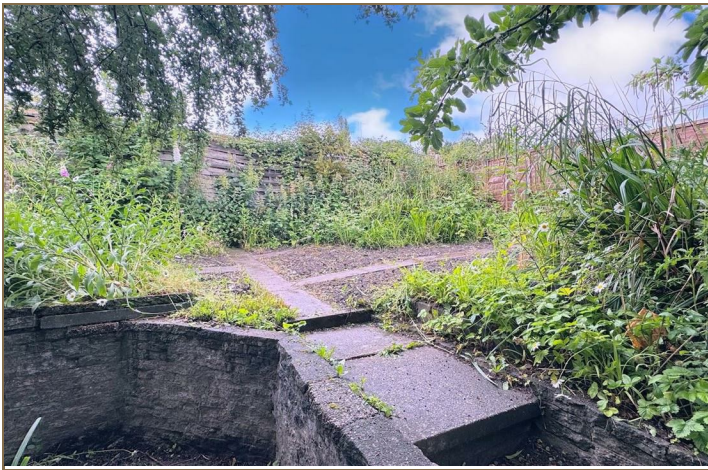
BATHROOM

6'6" x 5'7" (1.98m x 1.70m)

A modern white three piece suite comprising panelled bath with electric shower over, wash basin and WC, UPVC double glazed window, radiator.



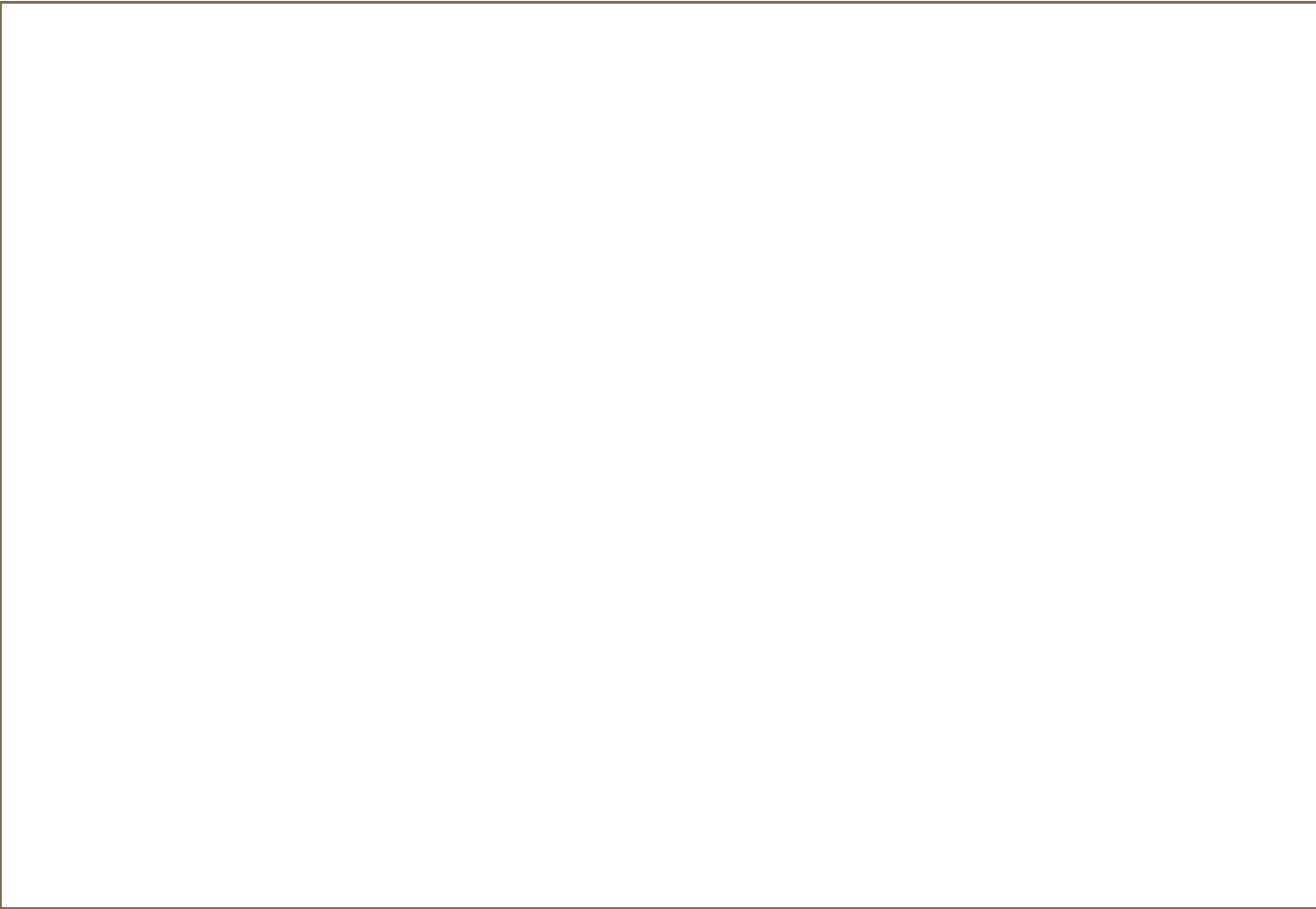




Road Map



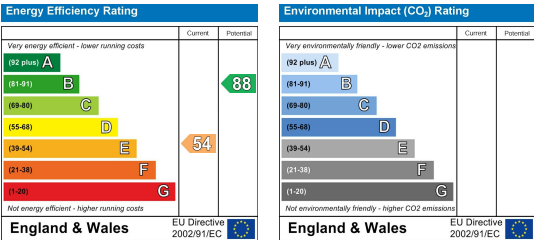
Floor Plan



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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