



Dale Acre Way, Breadsall, Derby DE21 4UB

welcome to

Dale Acre Way, Breadsall, Derby

SOLD AS SEEN. This imposing family home is situated within the well-presented and ever-popular development in Breadsall. The property offers substantial detached accommodation with an abundance of space throughout, with 4 bedrooms and 3 bathrooms, double driveway & garage.



AWAITING FLOORPLAN

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Dale Acre Way, Breadsall Derby

- Sold As Seen
- Substantial Detached Home
- Four Bedrooms & 3 Bathrooms
- Open-Plan Kitchen Dining Room with Separate Utility Room
- Double Driveway & Garage

Tenure: Freehold EPC Rating: C
Council Tax Band: E

£400,000



SOLD AS SEEN. This imposing family home is situated within the well-presented and ever-popular development in Breadsall. The property offers substantial detached accommodation with an abundance of space throughout. Built in 2019 by Redrow Homes, this property provides efficiency and modern building standards coupled with this superb location on the edge of the city with easy access to good schooling, the city centre and the local road infrastructure.

The ground floor of the property comprises of a spacious entrance hall connecting to a separate living room at the front, a study or dining room, cloakroom, storage room leading to the integral garage, and finally the show-piece kitchen dining room fitted with modern shaker style units and patio doors into the garden, with additional utility room with matching fittings.

The landing is galleried to the first floor, offering light and space as you ascend the stairs, connecting all 4 of the double bedrooms, the largest 2 being en-suite rooms. The en-suites have double walk-in shower enclosures as well as wall-hung wash basins and toilets. The family bathroom is also fitted in a similar style with a shower over the bath.

Externally, the front of the property provides a double driveway and garage with up-and-over door, and a small grass garden tucked behind a tidy hedge. To the rear, the enclosed garden is landscaped to comprise of a large sandstone terrace for outdoor seating as well low-maintenance artificial turf.



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/DBY122375



Property Ref:
DBY122375 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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