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Elmwood Drive
Breadsall, Derby
Offers in excess of: £275,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



BEAUTIFUL UPGRADED HOME SET IN DELIGHTFUL CUL-DE-SAC – A most attractive traditional double fronted semi-detached home, offering most stylish and beautifully appointed three bedroom living accommodation and a generous south facing rear garden and set in this delightful cul-de-sac position.

The property has been tastefully updated and offers a layout suited to both family life with an extended entrance hallway, stylish sitting room and a most spacious contemporary open plan dining kitchen with white high gloss units, integrated appliances and breakfast bar. The spacious dining kitchen also offers a delightful glazed seating area with views over the rear garden. The ground floor accommodation is completed by a utility room and stylish wc. The first floor landing leads to three well proportioned bedrooms and a contemporary bathroom. The spacious primary bedroom also benefits from an en-suite shower room and far reaching views.

Outside the property has a full width driveway to the front with car port and this leads to a generous south facing rear garden with paved patio and extensive raised level lawn.





The Detail

A superbly appointed, double-fronted semi-detached home occupying a generous south-westerly facing plot within a quiet residential cul-de-sac. The property has been thoughtfully remodelled and upgraded throughout to a high standard, offering well-proportioned and tastefully presented accommodation.

An extended entrance hallway with a striking cathedral-style ceiling gives access to the staircase leading to the first floor and the stylish sitting room and spacious open plan living dining kitchen. The sitting room spans the full depth of the home, with large windows to both front and rear aspects, allowing for excellent natural light and a comfortable, versatile living space.

The spacious and light filled open-plan dining kitchen and family area forms the heart of the home and also runs the full depth of the home and leads into a glazed dining area at the rear with views over the rear garden. The kitchen features a comprehensive range of handleless cabinetry, granite-effect worktops, a breakfast bar, and a suite of integrated appliances including an induction hob and fan-assisted oven. Full-width glazing and a glazed door open directly onto the landscaped garden, creating a seamless connection between indoor and outdoor living. A practical utility area and stylish guest cloakroom complete the ground floor.

Upstairs, the primary bedroom benefits from far-reaching views and a contemporary en-suite shower room with chrome fittings and tiled finishes. Two further bedrooms—one with a walk-in wardrobe—retain period charm with original cast iron fireplaces. A well-appointed family bathroom includes a deep panelled bath, mains-fed drench shower, and complementary flooring.

Externally, the home is set back behind a landscaped frontage with ample driveway parking, car port and a beautifully maintained south east facing rear garden, designed for privacy and outdoor enjoyment. The garden has a generous paved patio area with steps leading up to a generous raised level lawn with planting borders. The garden also benefits from not being overlooked.







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The Location

This property is located on the edge of Breadsall and being very convenient for access to the local amenities in Oakwood and the Meteor Retail Park & Morrisons supermarket.

Oakwood is approximately 4 miles east of Derby City centre and offers a comprehensive range of local amenities including a good range of shops, reputable public houses, good schooling both at primary and secondary level and also a regular bus service into Derby City centre.

A good range of recreational facilities include the Springfield Leisure Centre and Locko Park. Elvaston Castle is only a short drive away also offering delightful scenery and country walks with the Great Northern Greenway walk located just a short walk away.

It is also well placed for three noted golf courses to include Morley Hayes and Horsley Lodge country clubs and Breadsall Priory and Health Club.

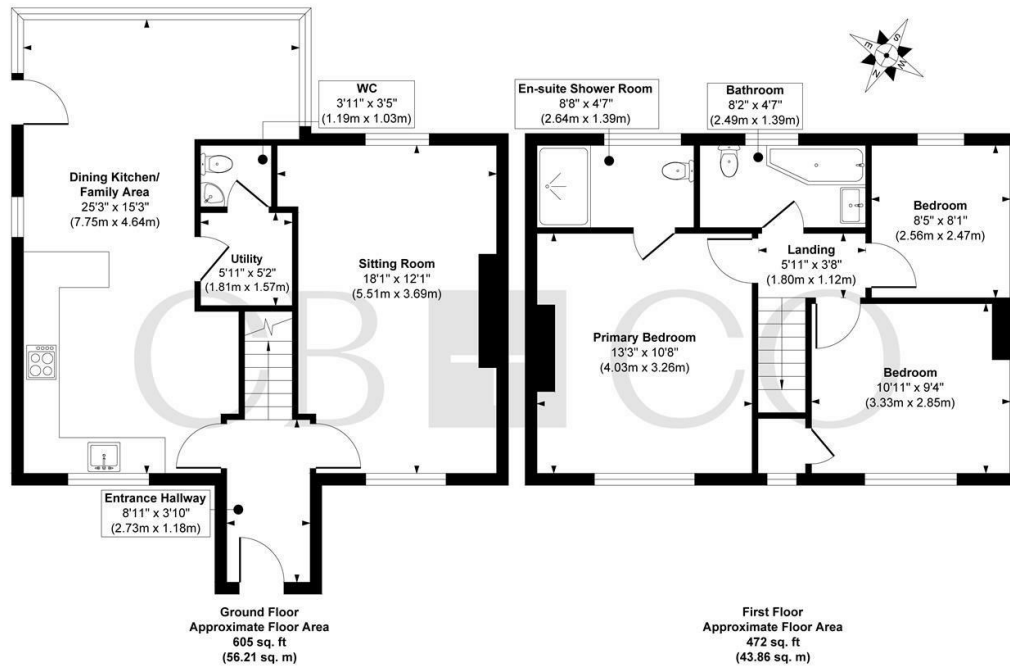
The property is also well placed offering easy access to the Derby ring road, the A38, A52 and M1 motorway along with East Midlands International International Airport.







Elmwood Drive, Breadsall, Derby



Approx. Gross Internal Floor Area 1077 sq. ft / 100.07 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

The Particulars

- Beautifully Upgraded Extended Semi-Detached Home
- Ideal Family Home on Generous Plot
- Stylish Presentation & Contemporary Fittings
- Gas Central Heating & uPVC Double Glazing
- Extended Entrance Hallway, Stylish Sitting Room
- Spacious Extended Open Plan Dining Kitchen, Utility & WC
- Three Bedrooms, Contemporary Bathroom & En-Suite Shower Room
- Driveway, Car Port & Delightful South South East Facing Rear Garden
- Delightful Mature Cul-de-Sac Position
- Close to Excellent Amenities in Oakwood & Meteor Shopping Centre

Size

Approx 1077.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

B

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Let's *Talk*

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