



DALE ACRE WAY, BREADSALL, DERBY

PRICE £1,800 PER MONTH

4 BEDROOM | 3 BATHROOM | 2 RECEPTION



WELCOME TO DALE ACRE WAY

AN EXCEPTIONAL FOUR BEDROOM DETACHED FAMILY HOME - Beautifully appointed throughout and offering an outstanding standard of accommodation, this impressive detached residence perfectly blends elegant design with modern family living. Boasting a stunning open plan kitchen, dining and family room, a spacious separate lounge, utility room, downstairs WC, four generously proportioned bedrooms including a luxurious principal suite with en-suite, a detached garage, driveway and beautifully enclosed rear garden, this is a home that offers both style and substance in equal measure.

THE DETAIL

From the moment you step through the front door, the quality and attention to detail are immediately apparent. A welcoming entrance hall sets the tone for the accommodation beyond, leading to a beautifully proportioned lounge that provides the perfect setting for relaxing evenings with family.

The true heart of the home is the magnificent open-plan kitchen, dining and family room. Designed for modern living, this impressive space combines contemporary cabinetry, integrated appliances, extensive worktop space and ample room for both dining and informal seating. French doors flood the room with natural light and open directly onto the rear garden, creating a seamless transition between indoor and outdoor living during the warmer months. A separate utility room provides further storage and laundry facilities, whilst a convenient downstairs cloakroom completes the ground floor.

To the first floor, the generous accommodation continues with four beautifully presented bedrooms. The principal suite enjoys fitted wardrobes and a stylish en-suite shower room, creating a peaceful retreat at the end of the day. Three further well-proportioned bedrooms offer flexibility for growing families, guests or those requiring a dedicated home office, all served by a contemporary family bathroom finished to an equally high standard.

Externally, the property benefits from a private enclosed rear garden, ideal for entertaining or family enjoyment,

CB+CO





together with a detached garage and driveway providing ample off-road parking.

The Location

Positioned within a highly sought after residential development, the property enjoys excellent access to highly regarded schools, local amenities, supermarkets and leisure facilities. Superb transport links provide convenient access to major road networks, making commuting effortless whilst retaining the benefits of a quiet and family friendly setting.

Offering exceptional living space, high quality finishes and a layout perfectly suited to contemporary family life, this outstanding home represents a rare opportunity to rent a truly impressive property.

Early viewing is highly recommended to fully appreciate everything this beautiful home has to offer.

Reservation Fee & Deposit

A one-week holding fee is required, which will be deducted from the first month's rent upon successful application.

A five-week security deposit is required, which will be lodged with the Deposit Protection Service (DPS).
Landlord ID: 4777942

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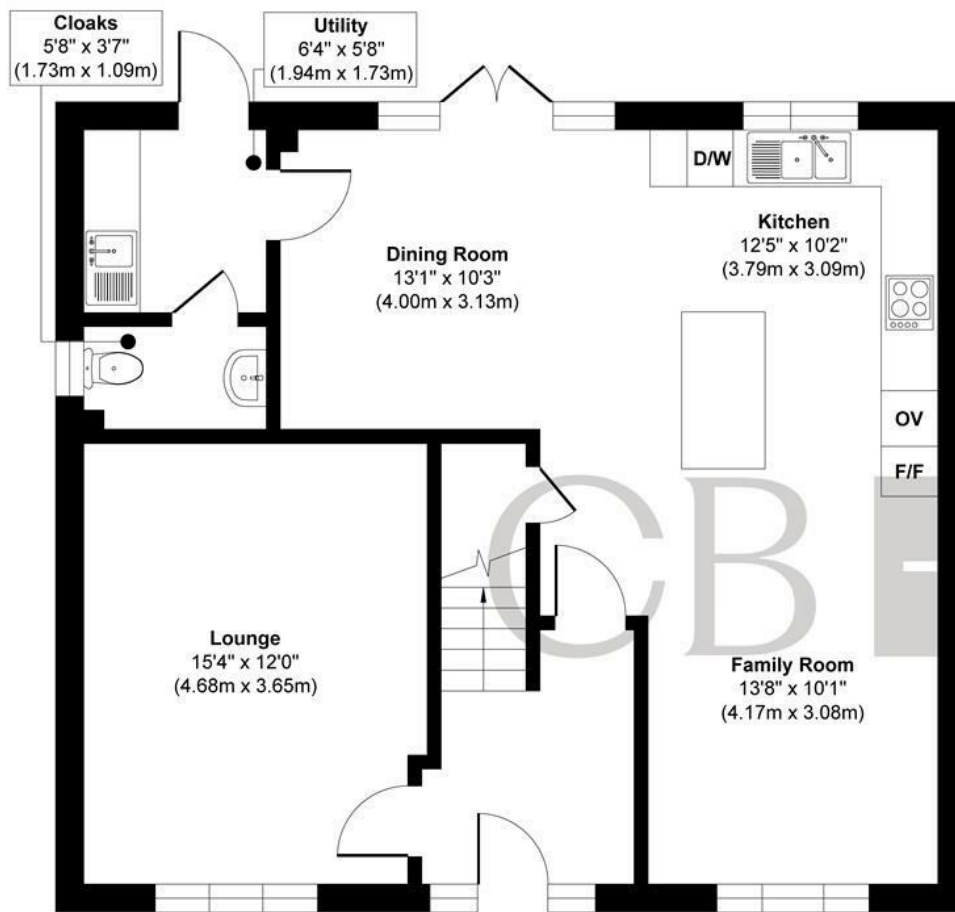




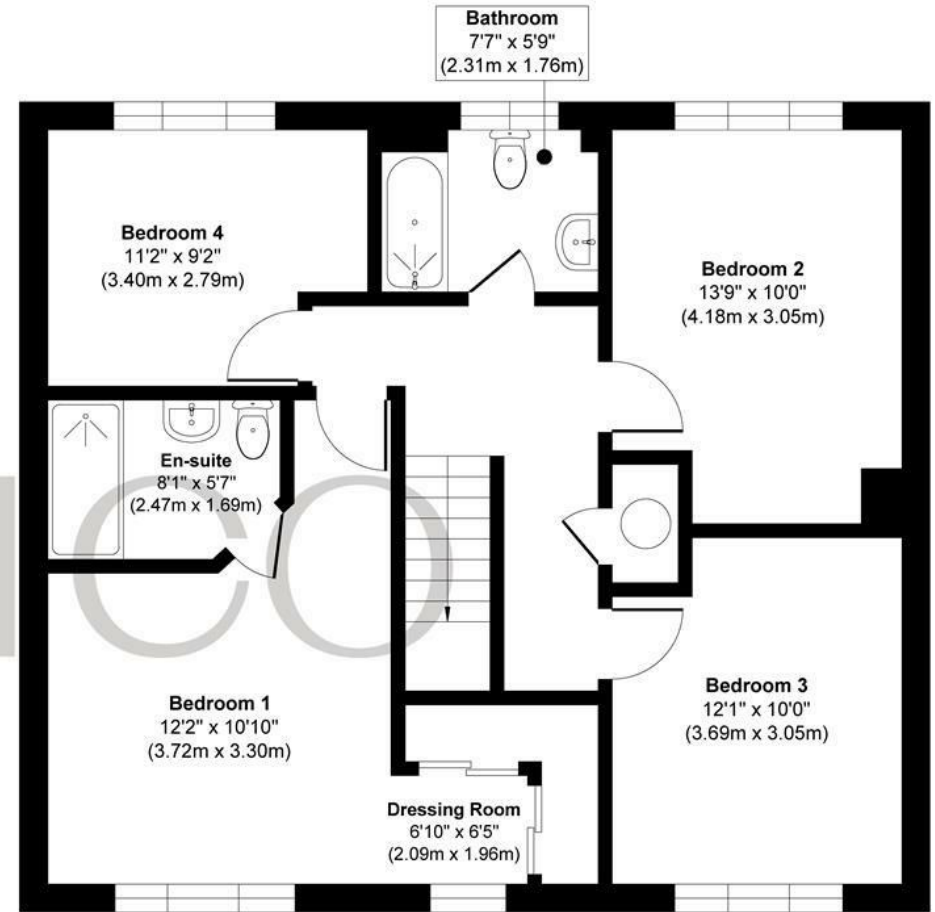




Dale Acre Way, Derby, DE21 4UB



Ground Floor
Approximate Floor Area
782 sq. ft
(72.73 sq. m)



First Floor
Approximate Floor Area
782 sq. ft
(72.73 sq. m)

Approx. Gross Internal Floor Area 1564 sq. ft / 145.46 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

1539.25 sq ft

EPC RATING

B

COUNCIL TAX BAND

E

- Executive Four Bedroom Detached Family Home
- Spacious Separate Lounge Ideal For Relaxing
- Beautifully Presented Throughout To An Exceptional Standard
- Private Enclosed Rear Garden With Detached Garage And Driveway Parking
- Separate Utility Room Providing Additional Storage
- Stunning Open Plan Kitchen, Dining And Family Room
- Principal Bedroom With Fitted Wardrobes And En-Suite Shower Room
- Three Further Generously Sized Bedrooms
- Contemporary Family Bathroom And Ground Floor Cloakroom
- Situated Within A Highly Sought After Residential Development Close To Excellent Schools And Amenities

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
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