

# HoldenCopley

PREPARE TO BE MOVED

Meadow Close, Breaston, Derbyshire DE72 3EL

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Guide Price £800,000 - £850,000

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NO UPWARD CHAIN

PREPARE TO BE IMPRESSED...

This substantial six-bedroom detached house offers the perfect blend of modern family living and timeless elegance, making it an ideal forever home. Situated in the heart of the sought-after village of Breaston, the property enjoys a friendly community and convenient access to local amenities, including shops, well-regarded schools, scenic surroundings, and excellent transport links. The ground floor welcomes you with a spacious entrance hall, featuring a impressive split oak staircase. The generous living room flows seamlessly into a bright and airy dining area, offering ample space for both relaxing and entertaining. A modern, well-equipped kitchen caters to all culinary needs and is complemented by a useful utility room and a ground floor W/C, and the added convenience of a laundry chute. This level also includes a versatile games room and a designated home office, ideal for remote work or study. The first floor hosts four double bedrooms, including a luxurious main bedroom complete with a walk-in closet and a stylish four-piece en-suite bathroom. A contemporary family bathroom serves the remaining bedrooms on this floor. The second floor offers an additional two double bedrooms and a sleek, modern bathroom. Externally, the property is equally impressive. To the front, a large driveway provides ample off-road parking and leads to a carport and double garage. The private rear garden is beautifully established, featuring a wrap-around patio seating area with a wooden canopy, a well-maintained lawn, and mature plants, shrubs, and trees, along with a greenhouse, offering a tranquil outdoor retreat for the whole family. The property also benefits from solar panels, enhancing energy efficiency and reducing running costs.

MUST BE VIEWED!





- Substantial Detached House
- Six Double Bedrooms
- Four Reception Rooms
- Modern Kitchen
- Utility Room & Ground Floor W/C
- Stylish En-Suite & Two Family Bathrooms
- Solar Panels
- Large Driveway & Double Garage
- Established Garden
- Sought-After Location





## GROUND FLOOR

### Entrance Hall

16'7" x 11'6" (max) (5.08m x 3.52m (max))

The entrance hall has tiled flooring with underfloor heating, an oak staircase with carpeted steps, ceiling coving, recessed spotlights, an in-built storage cupboard, two UPVC double-glazed sidelights and a single composite door providing access into the accommodation.

### Office

12'11" x 7'4" (max) (3.96m x 2.25m (max))

The office has wood flooring with underfloor heating, ceiling coving and two UPVC double-glazed windows to the front elevation.

### Games Room

13'3" x 10'7" (4.06m x 3.25m )

The games room has tiled flooring with underfloor heating, ceiling coving, recessed spotlights and two UPVC double-glazed windows to the front elevation.

### Living Room

19'0" x 13'0" (max) (5.81m x 3.97m (max))

The living room has carpeted flooring with underfloor heating, ceiling coving, recessed spotlights, a feature fireplace with a decorative surround, a UPVC double-glazed obscure window to the side elevation and double French doors opening out to the rear garden.

### Dining Area

19'6" x 16'3" (max) (5.95m x 4.96m (max))

The dining area has tiled flooring with underfloor heating, an in-built storage cupboard, recessed spotlights, open-plan access to the kitchen, half vaulted ceiling, a Velux window, a full-height UPVC double-glazed gable window to the side elevation, two additional UPVC double-glazed windows to the side elevation and double French doors opening out to the rear garden.

### Kitchen

14'9" x 11'5" (max) (4.52m x 3.50m (max))

The kitchen has a range of fitted base and wall units with a feature central island, granite worktops, a composite sink and a half with a drainer and a mixer tap, an integrated double oven, a gas ring hob, an extractor fan, dishwasher and fridge freezer, recessed spotlights, tiled flooring with underfloor heating, open access to the utility room, two Velux windows and a UPVC double-glazed window to the rear elevation.

### Utility Room

10'2" x 7'0" (max) (3.11m x 2.14m (max))

The utility room has a range of fitted base and wall units with rolled-edge worktops, a composite sink with a drainer and a mixer tap, space and plumbing for a washing machine, partially tiled walls, recessed spotlights, an extractor fan and tiled flooring with underfloor heating.

### Porch

4'7" x 3'1" (1.41m x 0.95m )

The porch has tiled flooring with underfloor heating and a single UPVC door providing access to the carport.

### WC

4'7" x 3'2" (1.41m x 0.98m )

This space has a concealed low level dual flush W/C, a pedestal wash basin, a tiled splash back, an extractor fan and engineered oak flooring with underfloor heating.

## FIRST FLOOR

### Landing

21'11" x 13'10" (max) (6.69m x 4.24m (max))

The galleried landing is fitted with carpeted flooring, three radiators, and recessed spotlights. Double French doors open to an internal Juliet balcony, and the landing provides access to the first-floor accommodation.

### Master Bedroom

15'1" x 11'9" (4.60m x 3.59m)

The main bedroom has carpeted flooring, a radiator, ceiling coving, recessed spotlights, an in-built storage cupboard, open access to the walk-in closet and two UPVC double-glazed windows to the front elevation.

### Walk-In Closet

11'5" x 5'11" (max) (3.48m x 1.82m (max))

The walk-in closet has carpeted flooring, a radiator, recessed spotlights, fitted flooring-to-ceiling sliding door wardrobes, access to the en-suite and an internal window to the rear elevation.

### En-Suite

15'11" x 10'0" (max) (4.87m x 3.05m (max))

The en-suite has a low level dual flush W/C, a vanity storage unit with a wash basin, a drop-in style double-ended bath with central taps, a large shower enclosure with a shower fixture, a wall-mounted electric shaving point, a heated towel rail, a radiator, carpeted flooring, recessed spotlights, vinyl flooring and two Velux windows.

### Bedroom Four

14'6" x 12'11" (max) (4.43m x 3.96m (max))

The fourth bedroom has carpeted flooring, a radiator, ceiling coving and a UPVC double-glazed window to the rear elevation.

### Bedroom Five

12'5" x 11'11" (max) (3.81m x 3.64m (max))

The fifth bedroom has carpeted flooring, a radiator, ceiling coving and two UPVC double-glazed windows to the front elevation.

### Bedroom Six

11'3" x 10'8" (max) (3.44m x 3.27m (max))

The sixth bedroom has carpeted flooring, a radiator, ceiling coving and a UPVC double-glazed window to the front elevation.

### Bathroom

8'9" x 8'4" (max) (2.68m x 2.55m (max))

The bathroom has a concealed low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with a handheld shower head, a shower enclosure with an overhead rainfall shower and a handheld shower head, a wall-mounted electric shaving point, a radiator, recessed spotlights, tiled walls, vinyl flooring and an internal window to the rear elevation.

## SECOND FLOOR

### Landing

16'8" x 13'10" (max) (5.09m x 4.24m (max))

The landing has carpeted flooring, a radiator, a Velux window and the landing provides access to the second-floor accommodation.

### Bedroom Two

16'8" x 15'0" (max) (5.09m x 4.59m (max))

The second bedroom has carpeted flooring, two radiators, a loft hatch, two Velux windows and a UPVC double-glazed obscure window to the side elevation.

### Bedroom Three

16'8" x 13'5" (max) (5.09m x 4.10m (max))

The third bedroom has carpeted flooring, two radiators, two Velux windows and a UPVC double-glazed obscure window to the side elevation.

### Bathroom

8'5" x 8'11" (2.59m x 2.47m )

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a handheld shower head, a shower enclosure with a shower fixture, a wall-mounted electric shaving point, a radiator, partially tiled walls, vinyl flooring and a Velux window.

## OUTSIDE

### Front

To the front of the property is a block-paved driveway providing ample off-road parking, access to the carport and garage, access to the rear garden, courtesy lighting, hedge borders, fence panelling and brick-wall boundaries.

### Carport

25'11" x 16'9" (7.91m x 5.12m)

The carport has courtesy lighting and access to the garage.

### Garage

25'1" x 16'9" (max) (7.65m x 5.13m (max))

The garage has power supply, courtesy lighting, ample storage space, a loft hatch providing storage space via a drop-down ladder, double French doors opening out to the rear garden and a sectional garage door.

### Rear

To the rear of the property is a private established garden with a paved patio area, a wooden canopy, a lawn bordered by mature plants, shrubs & trees, a green house, courtesy lighting and fence panelling boundaries.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest

upload speed at 100Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band F

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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