Robert Ellis

look no further...







Plackett Close,
Breaston, Derbyshire
DE72 3UG

Price Guide £500-525,000

Freehold

0115 946 1818

/robertellisestateagent @robertellisea



THIS IS A THREE DOUBLE BEDROOM DETACHED BUNGALOW BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN, SITUATED ON A QUIET CUL-DE-SAC, CLOSE TO THE HEART OF THIS MOST SOUGHT AFTER VILLAGE LOCATION.

Being situated towards to the head of Plackett Close, which is a quiet cul-de-sac within Breaston village, this lovely three double bedroom detached bungalow is being sold with the benefit of NO UPWARD CHAIN and having been recently re-decorated throughout is ready for immediate occupation by a new owner. Originally built to a high standard by a local builder, the bungalow has the potential to be easily extended into the roof space (subject to obtaining the necessary permissions) to create further bedrooms and bathroom facilities and for the size and layout of the accommodation and privacy of the southerly facing rear garden to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this lovely, spacious bungalow for themselves.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits from having gas central heating and double glazing throughout. Being entered through an open porch, the bungalow includes a large reception hall with a cloaks cupboard off, the lounge is situated at the rear of the bungalow and has double opening French doors leading out to the rear garden and a feature fireplace, the dining kitchen is fitted with cream Shaker style units with several integrated appliances, there are three double bedrooms, with the two bedrooms at the front having ranges of built-in bedroom furniture and the third bedroom could alternatively be used as a dining or another reception room. The master bedroom has an en-suite shower room with a mains flow shower system and there is the fully tiled main bathroom which has a bath and separate walk-in shower. Outside there is a block paved driveway at the front, a brick detached garage with gated access either side of the bungalow to the private, southerly facing rear garden which has a patio leading onto a lawn with borders to the sides, there is a summerhouse positioned in the bottom left hand corner of the garden and the garden is kept private by having walls to the boundaries.

Breaston is a very popular village location with a number of local shops, if required there are schools for younger children, there are three local pubs, a bistro restaurant and several coffee eateries, with Long Eaton only being a short drive away where there is an Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





Porch
An open porch with an outside light and quarry tiled step leading through a wood panelled security front door with two inset opaque glazed leaded panels with a matching side panel leading to:

Reception Hall
Hatch with a ladder leading to the spacious loft space, radiator, cornice to the wall and ceiling, built-in cloaks/storage cupboard and doors leading to the lounge, dining kitchen, bedrooms and bathroom.

Lounge/Sitting Room
16' x 13'6 approx (4.88m x 4.11m approx)
Having double glazed, double opening French doors with fitted vertical blinds leading out to the rear garden and two double glazed windows with vertical blinds looking over the rear garden, a feature coal effect gas fire (not tested) set in a Minton tiled surround with a marble insert and hearth, radiator, cornice to the wall and ceiling, dado rail to the walls and two wall lights.

Dining Kitchen
17'5 x 10'5 approx (5.31m x 3.18m approx)
The kitchen is fitted with cream Shaker style units with brushed stainless steel fittings and wood block style laminate work surfaces and includes a 1½ bowl sink with a mixer tap and a four ring gas hob set in a work surface which extends to four sides and includes a breakfast bar area and has cupboards, space for a washing machine, an integrated Hotpoint dishwasher and drawers below, matching eye level wall cupboards with lighting under, a hood and tiled back plate to the cooking area, a double AEG oven and an AEG microwave oven having a drawer below and cupboard above, an integrated Hotpoint fridge/freezer with a cupboard over, display shelving with a wood grain effect back panel, recessed lighting and two drawers below, a double glazed window with a tiled sill to the rear with a further double glazed window to the side, radiator, dado rail to the walls in the dining area, recessed lighting to the ceiling, tiled flooring and a door with double glazed inset panels.

Bedroom1
13'3 to 12'4 x 9'4 approx (4.04m to 3.76m x 2.84m approx)
The main bedroom has double glazed windows with fitted blinds to the front and side, a range of built-in wardrobes having hanging space, shelving and drawers, a matching fitted dressing table with drawers under and two bedside drawer units, a further double built-in shelved cupboard, radiator and door to:

En-Suite
The fully tiled en-suite has a walk-in shower with a mains flow shower system, tiling to three walls and a folding glazed door, a wall mounted hand basin with a glazed shelf, circular mirror and light with shaver point above and a low flush w.c., radiator, an opaque double glazed window and an extractor fan.

Bedroom 2
9'8 x 9' plus bay approx (2.95m x 2.74m plus bay approx)
The second bedroom has a double glazed box bay window with fitted blinds and drawers below to the front, a range of built-in wardrobes providing hanging space and shelving and one of the doors of the wardrobes having a mirrored panel inset and a radiator.

Bedroom 3/Dining Room
11'1 x 9'6 approx (3.38m x 2.90m approx)
This room has a double glazed window to the side, a radiator, wall light and a door with an inset opaque glazed panel leading to the hall.

Bathroom
The main bathroom is fully tiled and has a light coloured suite including a panelled bath with hand rails, hand basin set in a surface with a double cupboard below and a low flush w.c. with a concealed cistern, a walk-in shower with a mains flow shower system, tiling to three walls and a pivot glazed door, opaque double glazed window with a fitted blind, a fitted corner cupboard and shelf unit and a mirror having a light over to one wall, a feature radiator with chrome heated towel rails and tiled flooring.

Loft
27' x 19' approx (8.23m x 5.79m approx)
The loft space was designed when the bungalow was built for additional accommodation to be created in the roof space and is currently accessed by a hatch with a folding ladder from the hallway, but a staircase could be easily fitted to create the required access to first floor accommodation. The loft space currently has two Velux windows, is boarded, has a radiator, the Valliant boiler and hot water tank are positioned to one side, there are two strip lights and there are fitted cupboards and shelving.

Outside
At the front of the property there is a long block paved driveway with parking having established planted, easily maintained borders to both sides, there is an astroturf lawn with a rockeried bed in front of the bungalow and a path leads to the front door, there is a gate between the garage and bungalow and a path running down the left hand side to a gate which provides access to the rear garden. There is a feature cast iron style street light fitting and security lighting on the front and side of the garage.

The rear garden is southerly facing and has a path and low level walled patio with beds inset into the walls and a step leads to a lawned garden which has established borders to the sides with the garden being kept private by having walls to the boundaries and at the rear of the bungalow there is an extendable canopy (not tested) over the French doors leading out from the lounge, a security light (not tested) and an outside tap with there being a wooden summerhouse to the bottom left hand corner of the garden and a brick built barbeque on the right hand side.

Garage
17'2 x 9'3 approx (5.23m x 2.82m approx)
The brick garage has a pitched tiled roof which provides roof storage space, an electrically operated door to the front, personal door to the rear, power points and lighting and the electric consumer unit for the property is housed in the garage.

Summerhouse
7'9 x 5'7 approx (2.36m x 1.70m approx)
The wooden summerhouse has double opening doors to the front, a pitched cedar tiled roof, a window to the side and there is a work bench for potting in the summerhouse.

Directions
Proceed out of Long Eaton along Derby Road continuing over the traffic island and into Breaston. Continue past Breaston green taking the right turning into Stevens Lane and branching left at the fork into Holmes Road. Take the next left turning into Plackett Close.
9578MP

Agents Notes
There are AI generated photos on this property.

Council Tax
Erewash Borough Council Band E

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 14mbps Superfast 70mbps Ultrafast 1000mbps
Phone Signal – EE, Vodafone, 02
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





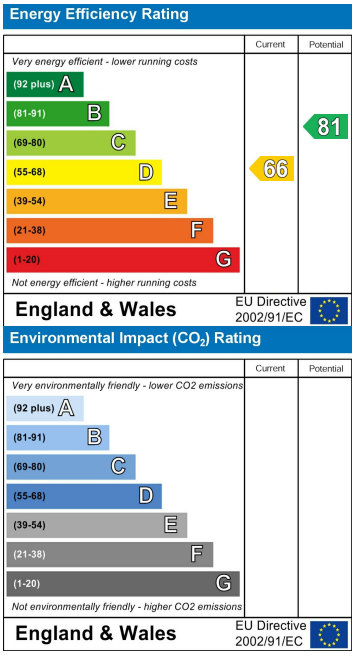












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818