



18 Orchard Close,  
Breaston, Derbyshire  
DE72 3AT

**£179,995 Freehold**



THIS IS A THREE BEDROOM SEMI DETACHED HOUSE WHICH IS SITUATED ONLY A FEW MINUTES WALK AWAY FROM THE HEART OF THIS MOST SOUGHT AFTER VILLAGE CENTRE.

Being positioned off a quiet walk way, this well proportioned semi detached property offers tastefully finished accommodation which we are sure will appeal to a whole range of buyers from people purchasing their first property through to people who might be downsizing from a larger home and are in search of a property where they can move into straight away without having to carry out any work whatsoever. As people will see when they view this lovely home, it has over the past few years had the kitchen re-fitted which is also the same with the bathroom and interested parties will also see when they view that there are French doors opening from the lounge onto the very private decked garden to the rear which provides a lovely sunny spot for owners and friends to sit and enjoy outside living. Breaston village provides a number of local shops, pubs, restaurants and coffee houses as well as schools for younger children, all of which have helped to make this a very popular and convenient place for people to live with it also being extremely well placed for quick access to both Nottingham and Derby.

The property has a slabbed garden area at the front and is constructed of brick to the external elevations under a pitched tiled roof. In brief the accommodation which has a light and airy feel, derives all the benefits of gas central heating and double glazing and includes a fully enclosed porch, reception hall from which quality laminate flooring runs through into the living room which is positioned at the rear of the house and includes a lounge/sitting area and a dining area. The recently re-fitted kitchen is positioned at the front and it has extensive ranges of wall and base units and integrated appliances. To the first floor the landing leads to three bedrooms and luxurious bathroom which has a white suite complete with a mains flow shower over the bath position and a grey contrasting tile to the walls. Outside there is parking on Orchard Close, an easily maintained slabbed garden area at the front and a wall to the front boundary with access via a gated path to the right which leads to the rear where again the garden has been designed to keep maintenance to a minimum with it being decked with fencing to the three boundaries.

Breaston is within easy reach of Long Eaton where there are Asda and Tesco superstores and many other retail outlets as well as schools for older children, if these are required, there are 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, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Reception Porch

The reception porch has a wooden panelled front door with inset glazed panels, full height double glazed windows to the front and side, wooden flooring and a Georgian style part glazed door leading into:

### Reception Hall

Stairs with hand rail leading to the first floor, laminate flooring which extends through into the main living space and radiator.

### Lounge/Sitting Room

14' x 14' approx (4.27m x 4.27m approx)

This large living room has double glazed double opening French doors leading out to the rear and a full height double glazed window looking out to the rear garden and providing excellent natural light into the living room, laminate flooring, two feature vertical radiators and two wall lights.

### Kitchen

10' x 8' approx (3.05m x 2.44m approx)

The exclusively fitted kitchen has white gloss units with brushed stainless steel fittings and includes a stainless steel sink with mixer tap and four ring hob set in a work surface which extends to three sides and has space and plumbing for both an automatic washing machine and tumble dryer as well as cupboards, drawers and an oven below, space for an upright fridge/freezer, matching eye level wall cupboards, one side of these having under lighting, hood to the cooking area, tiled flooring, recessed spotlights to the ceiling and double glazed window to the front.

### First Floor Landing

Balustrade continues from the stairs onto the landing and hatch to loft.

### Bedroom 1

12' x 8' approx (3.66m x 2.44m approx)

Double glazed window to the front and radiator.

### Bedroom 2

13' x 7'8 approx (3.96m x 2.34m approx)

Double glazed window to the rear and radiator.

### Bedroom 3

8' x 6' approx (2.44m x 1.83m approx)

Double glazed window to the rear and radiator.

### Bathroom

The luxurious bathroom has a white suite with a contrasting darker grey tile to the walls and includes a panelled bath with mixer tap and mains flow shower over with a protective screen, low flush w.c. and pedestal wash hand basin with mixer tap, opaque double glazed window, tiling to the walls by the bath, w.c. and sink areas, chrome heated ladder towel radiator, airing/storage cupboard which houses the gas boiler and opaque double glazed window.

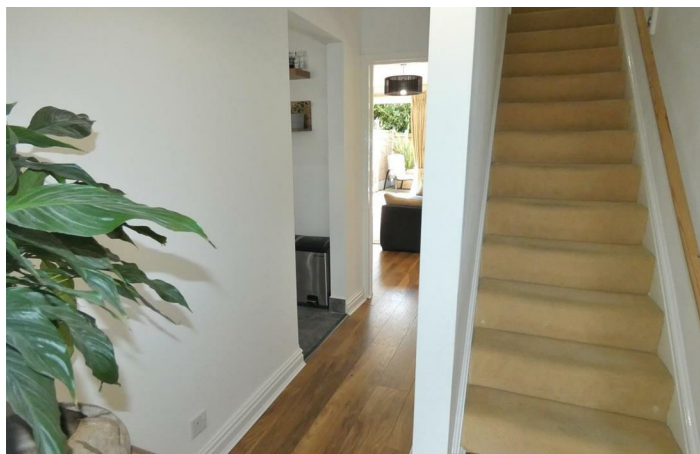
### Outside

At the front of the property there is a slabbed area with a wall to the front boundary and fencing to the side boundaries with access via a gate to the right hand side of the property to the rear garden. The rear garden has decking which provides a lovely place to sit and enjoy outside living and it is kept private by having fencing to the three boundaries. There is an outside tap provided to the front of the house.

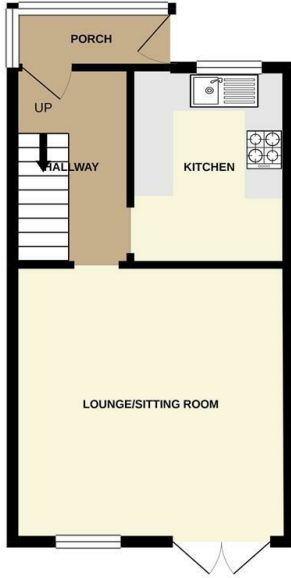
### Directions

Proceed out of Long Eaton along Derby Road and upon reaching the Wilsthorpe island continue directly across and in to Breaston. Take the left hand turning on to Maxwell Street, then first right on to Orchard Close where the property is situated on the left hand side.

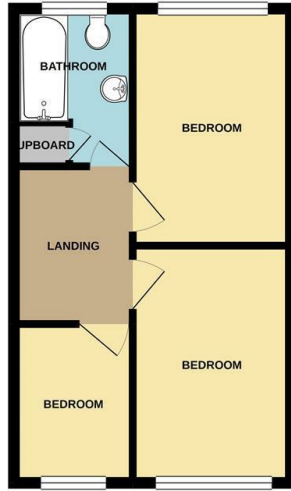
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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