Robert Ellis

look no further...







Plackett Close,
Breaston, Derbyshire
DE72 3UG

£379,995 Freehold

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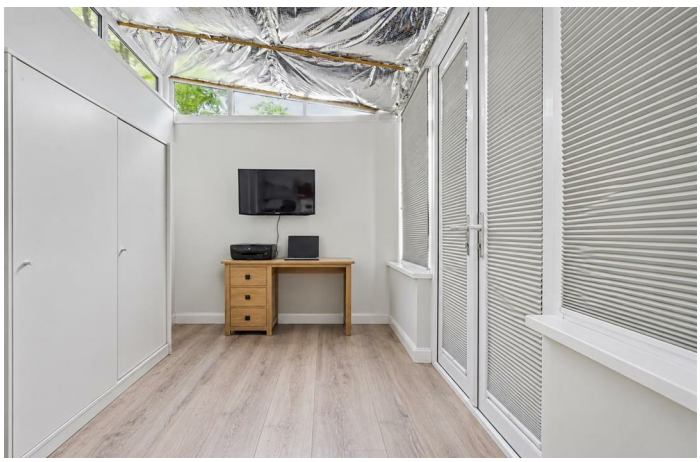
THIS IS AN EXTENDED, THREE BEDROOM PROPERTY PROVIDING HIGHLY APPOINTED AND TASTEFULLY FINISHED ACCOMMODATION.

Being situated on Plackett Close which is close to the heart of Breaston village, this three bedroom house, has over recent years, been extended on the ground floor to provide a new and enlarged living/dining kitchen, a utility room and a ground floor shower room/w.c. For the size and layout of the accommodation and privacy of the southerly facing landscaped 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 home for themselves. The property is well placed for easy access to all the amenities and facilities provided by Breaston village, as well as those found in Long Eaton which is a short drive away and there are also excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property is constructed of brick with tiling and render to the front elevation under a pitched tiled roof to the main house and the well proportioned accommodation derives the benefits from having gas central heating and double glazing. There are two entrance doors to entrance areas, a lounge with a feature fireplace, the recently created living/dining kitchen which is exclusively fitted with Shaker style units and has integrated appliances, there is a utility room and a ground floor shower room/w.c. with there also being a garden room/office which can be accessed from the utility room or the garden. To the first floor the landing leads to the three bedrooms and bathroom which has a white suite with a mains flow shower over the bath. Outside there is a double width block driveway at the front, a lawned garden and the drive leads to the garage/store which is the front section of the original garage. At the rear the garden has been landscaped and there is an Indian sandstone pathway leading to a seating area, an astroturf lawn with a sunken trampoline and the garden is kept private by having fencing to the boundaries.

The property is within walking distance of the centre of Breaston where there are a number of shops, schools for younger children, there are three pubs, a bistro restaurant and several coffee eateries, healthcare and sports facilities including several local golf courses, further shopping facilities and schools for older children found in Long Eaton where there is an Asda, Tesco, Lidl and Aldi store as well as many other retail outlets 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 a UPVC panelled front door having an inset double glazed panel leading to:

Reception Hall
Stairs with a wooden balustrade leading to the first floor, radiator, Karndean style flooring which extends across the ground floor living accommodation and door leading into:

Lounge
Double glazed bow window to the front, a feature Minton style fireplace with a coal effect gas fire and hearth, radiator, cornice to the wall and ceiling, a built-in storage cupboard beneath the stairs, Karndean style flooring and a door with two inset etched glazed panels leading to:

Living/Dining Kitchen
23'9 x 13'8 to 11'5 approx (7.24m x 4.17m to 3.48m approx)
The kitchen has been re-fitted with light grey Shaker style units and wooden work surfaces and includes a double bowl Belfast style sink with a pre-wash mixer tap and four ring Bosch hob set in a work surface which extends to three sides and has an integrated dishwasher, cupboards and drawers below, double eye level oven with cupboards above and below, matching eye level wall cupboards with a plate rack and hood and back plate to the cooking area, central island with a wooden surface, an eating area to one side and cupboards and drawers below, an upright integrated fridge and freezer, a pull out racked larder unit and an upright shelved storage cupboard, three panel bi-fold door system with fitted blinds leading out to the rear garden, a double glazed window to the rear, Karndean style flooring, a further double glazed window in the seating area, a vertical radiator and a second feature radiator, two wooden shelves to one wall and doors lead to the reception hall and to the utility room.

Inner Hall
7'9 x 7' approx (2.36m x 2.13m approx)
UPVC panelled door with an inset opaque double glazed panel and a double glazed bow window to the front, cloaks hanging, a wall mounted electric consumer unit, radiator and Karndean style flooring.

Utility Room
13'2 max to 6'3 x 7'8 max approx (4.01m max to 1.91m x 2.34m max approx)
The utility room has a stainless steel sink with a mixer tap set in a work surface with a cupboard and spaces for a washing machine and tumble dryer below, double wall mounted cupboard, a Vaillant wall mounted boiler, a feature radiator, recessed lighting to the ceiling, Karndean style flooring and doors leading to the ground floor shower room/w.c., garden room/study and the garage/storage space.

Ground Floor Shower Room/w.c.
The ground floor shower room has a corner shower with a mains flow shower system, aqua boarding to two walls, curved glazed doors and protective screens, a low flush w.c. and a corner hand basin with a mixer tap, aqua board splashback and a double cupboard below, recessed lighting to the ceiling, a wall mounted ladder towel radiator, an extractor fan and Karndean style flooring.

Garden Room/Study
11'4 x 9' approx (3.45m x 2.74m approx)
This additional living space has double opening, double glazed French doors and double glazed windows with fitted blinds either side leading out to the rear garden and high level opaque double glazed windows to two sides.

First Floor Landing
Opaque double glazed window to the side, built-in airing/storage cupboard and panelled doors to:

Bedroom 1
12'7 to 9'5 x 12'9 approx (3.84m to 2.87m x 3.89m approx)
Two double glazed windows to the front, built-in storage cupboard/wardrobe and a radiator.

Bedroom 2
10'5 x 8'10 approx (3.18m x 2.69m approx)
Having a double glazed window to the rear and a radiator.

Bedroom 3
10'10 x 5'9 approx (3.30m x 1.75m approx)
Having a double glazed window to the rear and a radiator.

Bathroom
The bathroom has a white suite including a panelled bath with a mixer tap and a mains flow shower over having a rainwater shower head and hand held shower, tiling to three walls and a protective glazed folding screen, hand basin with a mixer tap and double cupboard below and a low flush w.c., opaque double glazed window, hatch to the loft, chrome ladder towel radiator and mirror with shelving above and below to one wall and an upright shelved vanity storage cupboard.

Outside
A double width block paved driveway in front of the house and garage/store, a lawned garden with stone borders to the front, one having an Acer tree and a block paved path leads to the main original front door.

The southerly facing rear garden has recently been landscaped and has an Indian sandstone path at the rear of the house leading onto a patio seating area next to the garden room/study and there is an astroturf lawn with a sunken trampoline which will remain when the property is sold, a children's summerhouse in the corner of the garden, a raised bed with established planting, fencing to the three boundaries, an outside tap and an external security light provided.

Garage/Store
8'9 x 8'3 approx (2.67m x 2.51m approx)
Having an electric roller shutter door at the front, light and power.

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.
9617MP

Council Tax
Erewash Borough Council Band D

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 10mbps Superfast 80mbps Ultrafast 1000mbps
Phone Signal – EE, 02, Vodafone
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



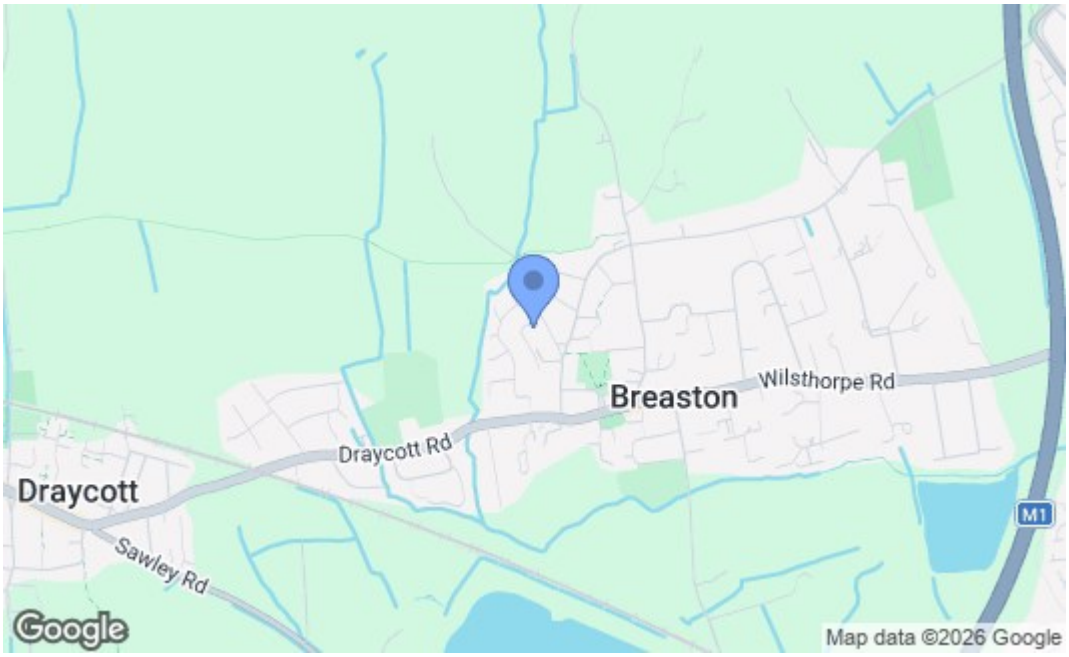


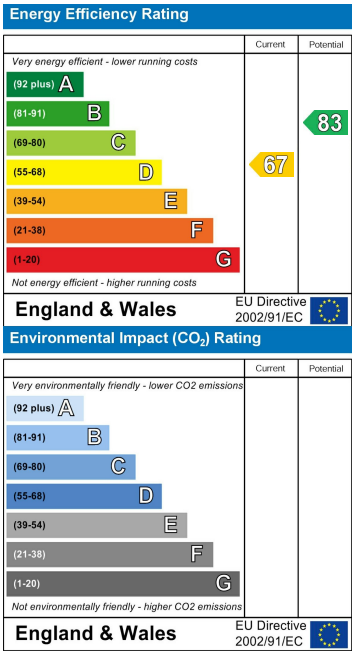












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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