



Meadow Close,
Breaston, Derbyshire
DE72 3EL

£525,000 Freehold



A SUPERB EXTENDED FOUR BEDROOM DETACHED FAMILY HOME IN ONE OF BREASTON'S MOST SOUGHT-AFTER CUL-DE-SACS WHICH IS READY TO MOVE INTO

Situated in arguably the quietest cul-de-sac in Breaston and within easy walking distance of the village's excellent amenities, this superbly extended four bedroom detached family home enjoys an enviable position overlooking an open field to the front. Offering spacious and versatile accommodation throughout, the property includes a porch, welcoming entrance hall, generous lounge, separate dining room, breakfast kitchen and an extended garden room, creating the perfect space for modern family living and entertaining. To the first floor are four well-proportioned bedrooms, with the master benefiting from an en-suite shower room, together with a family bathroom. Externally, the property enjoys a beautifully landscaped and enclosed rear garden backing onto open fields, an integral garage, ample off-road parking, gas central heating and double glazing throughout. Presented in ready-to-move-into condition, this exceptional home combines a peaceful location with convenience, making it an ideal purchase for growing families seeking quality accommodation in one of Breaston's most desirable residential settings.

From the road, this attractive detached family home stands proudly beneath a pitched tiled roof, complemented by a matching integral garage and smart front entrance, creating an excellent first impression. Stepping into the practical entrance porch, there is ample space for coats and shoes before entering the welcoming hallway, finished with stylish herringbone-effect flooring. Doors lead to the generous front lounge, a useful ground floor W.C. and the well-appointed breakfast kitchen, which enjoys pleasant views over the landscaped rear garden and benefits from a range of integrated appliances. The adjoining dining room can be opened to the lounge or separated via internal doors, offering excellent flexibility for both everyday family living and formal entertaining. To the rear, the property has been thoughtfully extended to create a superb garden room, flooded with natural light and providing a versatile space ideal as a family room, home office, gym or children's playroom. For those seeking open-plan living, the layout also offers exciting potential to create a stunning kitchen/dining/family space, subject to the necessary permissions. The integral garage is accessed via an electric roller door and houses the combination boiler and electrical consumer unit, whilst also providing useful storage. To the first floor, the landing leads to four well-proportioned bedrooms and a contemporary family shower room. The principal bedroom benefits from a wall of recently fitted high-gloss white wardrobes and drawers, together with a stylish, recently refitted en-suite shower room. Outside, the enclosed rear garden has been beautifully landscaped to provide a private haven, featuring an attractive patio ideal for al fresco dining and entertaining, artificial lawn for ease of maintenance, and a feature pond, creating a wonderful outdoor space for the whole family to enjoy.

Breaston provides a number of local shops, schools for younger children and there are also three local pubs, a bistro restaurant and several coffee eateries, there are healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside, there are main shopping facilities found at Long Eaton where there is an Asda, Tesco and Aldi store as well as many other retail outlets along with schools for older children and the excellent transport links include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads provide easy access to Nottingham, Derby and other East Midlands towns and cities.



Porch

7'8 x 5'2 approx (2.34m x 1.57m approx)

Composite front door with patterned window to the front and side, ceiling light, tiled floor, UPVC double glazed door to:

Entrance Hall

5'7 x 11'9 approx (1.70m x 3.58m approx)

Herringbone style flooring, ceiling light, double radiator, understairs storage cupboard, stairs to the first floor and doors to:

Cloaks w.c.

8'6 x 3'2 approx (2.59m x 0.97m approx)

Obscure UPVC double glazed window to the side, herringbone style flooring, low flush w.c., vanity wash hand basin with mixer tap and tiled splashback, ceiling light, chrome towel radiator.

Lounge

16'4 x 10'6 approx (4.98m x 3.20m approx)

UPVC double glazed bay window to the front, double radiator, ceiling light, coving, TV point, electric fireplace and surround, sliding doors to:

Dining Room

10'6 x 9'7 approx (3.20m x 2.92m approx)

UPVC double glazed sliding door to the garden room, ceiling light, double radiator and coving.

Garden Room

8'6 x 10'6 approx (2.59m x 3.20m approx)

UPVC double glazed French doors to the side garden and windows overlooking the rear, double radiator, tiled floor, ceiling light.

Breakfast Kitchen

14'9 x 9'3 approx (4.50m x 2.82m approx)

UPVC double glazed window and door to the rear, tiled flooring, radiator, ceiling light, door to the dining room, wooden wall, drawer and base units three walls with black laminate work surface over, tiled splashbacks, inset 1½ bowl sink and drainer with swan neck pre-wash tap, integral dishwasher, space for a washing machine, five ring Neff hob with extractor above and stainless steel splashback, double oven and grill, integral fridge and freezer, breakfast bar with two stools and wall cupboards over.

First Floor Landing

Ceiling light, loft access hatch, carpeted flooring, airing cupboard and doors to:

Bedroom 1

19'7 x 11'3 approx (5.97m x 3.43m approx)

UPVC double glazed window to the front, carpeted flooring, double radiator, ceiling light, USB plug sockets, recently fitted white floor to ceiling wardrobes with drawers and hanging rail. Door to:

En-Suite

5'4 x 5'4 approx (1.63m x 1.63m approx)

The recently re-fitted shower room has an obscure UPVC double glazed window to the side, wood laminate flooring, enclosed corner shower with a Mira rainwater shower head and hand held shower, low flush w.c., wash hand basin with a mixer tap and two storage drawers below, chrome towel radiator.

Bedroom 2

15'1 x 9'4 approx (4.60m x 2.84m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light.

Bedroom 3

11'9 x 9'8 approx (3.58m x 2.95m approx)

Two UPVC double glazed windows to the front, carpeted flooring, radiator, ceiling light, fitted mirror sliding wardrobes and telephone point.

Bedroom 4

8'8 x 6'4 approx (2.64m x 1.93m approx)

UPVC double glazed window to the rear, carpeted flooring, double radiator and ceiling light.

Shower Room

8'6 x 5'6 approx (2.59m x 1.68m approx)

Obscure UPVC double glazed window to the rear, vinyl flooring, large walk-in shower with screen having a rainwater shower head and hand held shower, vanity unit housing a low flush w.c. and sunken basin with mixer tap and storage under, LED ceiling spotlights and chrome towel radiator.

Outside

To the front there is an attractive garden with lawn, seating, driveway for two vehicles and a path leading to the front door.

The fully enclosed rear garden has fencing to the boundaries, a large patio area, access down the right hand side to the front, steps leading up to a landscaped garden with artificial lawn, sleeper beds with slate chippings and established shrubs and bushes, pond, two seating areas and courtesy lighting.

Garage

8'5 x 17' approx (2.57m x 5.18m approx)

Electric roller door, UPVC double glazed window to the side, light and power, Worcester Bosch combi boiler and electric fuse box.

Directions

Proceed out of Long Eaton along Derby Road and continue over the traffic island and into Breaston. After some distance turn left into Sawley Road and Meadow Close can be found as the first turning on the right.
9405MH

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 9mbps Superfast 75mbps Ultrafast 1800mbps

Phone Signal – EE, Vodafone, 02

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

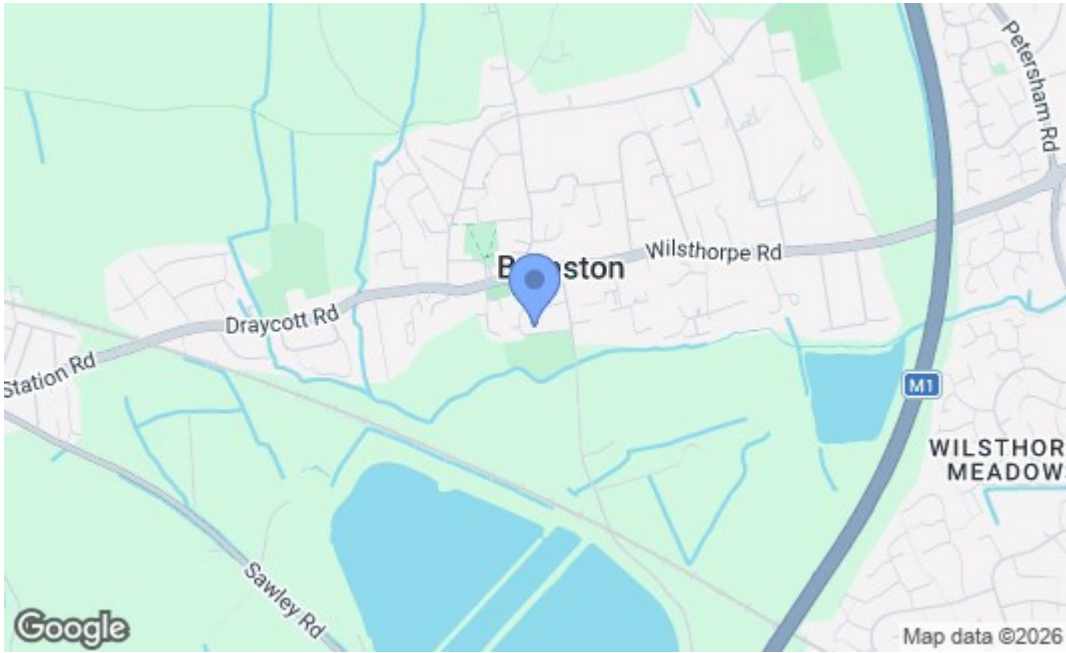
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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.