Robert Ellis

look no further...

Risley Lane,
Breaston, Derbyshire
DE72 3AU

Price Guide £350-370,000

Freehold

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A GOOD SIZE THREE BEDROOM DETACHED FAMILY HOME BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market a property found in the desirable village of Breaston. The property has been well maintained and would ideally suit a growing family. Benefiting from gas central heating and double glazing, the kitchen has been extended over the years and is of a good size. A particular feature is the South-West facing garden which is not overlooked. Found within a short walk of Breaston village where there is an array of amenities and also provides great access to the M1 and A52 road networks to Nottingham, Derby and further afield. An internal viewing comes highly recommended to fully appreciate all this property has to offer.

In brief the accommodation comprises of a spacious entrance hall with storage, ground floor w.c., lounge/dining room with doors to the conservatory and breakfast kitchen with integral appliances. To the first floor there are three bedrooms and a four piece suite family bathroom. Outside there is off road parking to the side with a garden to the front and a private and enclosed South-West facing garden to the rear with a detached garage.

Risley Lane is a short walk away from the centre of Breaston village where there are a number of local shops, schools for younger children, walks in the surrounding picturesque countryside with there being a Nature Reserve close to the property, there are healthcare and sports facilities including several local golf courses and both state and independent schools for older children can be found in Long Eaton where there are also Asda and Tesco superstores along with 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.

Entrance Hall
UPVC double glazed front entrance door and window, stairs to the first floor, radiator, UPVC double glazed window to the side, two large storage cupboards and door to:

Ground Floor w.c.
Low flush w.c., wash hand basin with vanity cupboard under, tiled splashback, UPVC double glazed window to the side, tiled floor and cupboard housing the gas central heating boiler, spotlights.

Lounge
15'4 x 10'8 approx (4.67m x 3.25m approx)
UPVC double glazed window to the front, gas fire with brick chimney breast, radiator, TV point and exposed brick sleeper archway to:

Dining Room
9'3 x 9'5 approx (2.82m x 2.87m approx)
Radiator, door to kitchen, UPVC double glazed sliding doors to:

Conservatory
8'2 x 8'1 approx (2.49m x 2.46m approx)
UPVC double glazed window and door to the rear, power points and tiled floor.

Kitchen
14'5 x 8'9 approx (4.39m x 2.67m approx)
Wall, base and drawer units with work surface over, stainless steel sink and drainer with swan neck mixer tap over, tiled walls and splashbacks, built-in fridge and separate freezer, built-in oven, gas hob and extractor hood over, plumbing for an automatic washing machine, UPVC double glazed window and rear exit door, door to a large pantry/understairs cupboard having shelving and a window, radiator.

First Floor Landing
UPVC double glazed window to the side, door to storage cupboard and doors to:

Bedroom 1
11'2 x 11'5 approx (3.40m x 3.48m approx)
UPVC double glazed window to the front, radiator, built-in wardrobe and dressing table.

Bedroom 2
11'2 x 10'8 approx (3.40m x 3.25m approx)
UPVC double glazed window to the rear, radiator, built-in wardrobe and dressing table.

Bedroom 3
7'5 x 7'9 approx (2.26m x 2.36m approx)
UPVC double glazed window to the front, radiator.

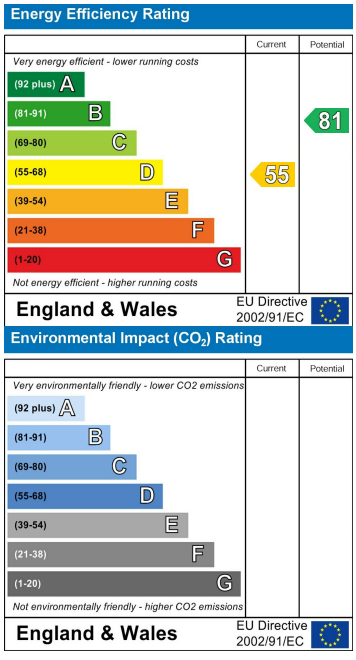
Bathroom
6'8 x 7'4 approx (2.03m x 2.24m approx)
A four piece suite comprising of a walk-in shower cubicle with electric shower over, panelled bath, low flush w.c., pedestal wash hand basin, fully tiled walls and splashbacks, tiled floor, chrome heated towel rail, spotlights and UPVC double glazed window to the rear.

Outside
To the front of the property there is a tarmacadam driveway offering parking for at least 2 cars that leads down the side elevation. To the front there is a lawned garden with borders full of mature shrubs and flowers and privately enclosed with fenced boundaries and double gates. To the rear there is a patio area and pond with borders full of mature shrubs, flowers and trees. There is a path leading to the bottom of the garden with a lawn either side. The garden has borders surrounding, again full of mature shrubs, trees and flowers, privately enclosed with fenced boundaries. The rear garden is South-West facing, has a garden shed and two brick stores, one for storage and the other a w.c. There are also power points.

Garage
16'7 x 9'9 approx (5.05m x 2.97m approx)
Up and over door to the front, window and rear exit door, light and power.

Direction
Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into Breaston. After passing the Bulls Head public house on the right turn immediate right into Risley Lane.
7262AMEC

Council Tax
Erewash Borough Council Band D



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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