Robert Ellis

look no further...







Dale Close,
Breaston, Derbyshire
DE72 3AZ

O/O £390,000 Freehold

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THIS IS A LOVELY TWO DOUBLE BEDROOM DETACHED BUNGALOW SITUATED ON A QUIET CUL DE SAC CLOSE TO THE HEART OF THIS AWARD WINNING VILLAGE WHICH HAS THE POTENTIAL TO EASILY EXTEND INTO THE LARGE LOFT SPACE.

Being located on Dale Close, which is a quiet cul de sac, this detached property is now being sold with NO UPWARD CHAIN and is ready for immediate occupation. The bungalow has a wide frontage with an "in and out" resin driveway which provides off the road parking for several vehicles. The bungalow offers spacious accommodation arranged on one level but there is the potential to extend into the attic space and create further bedrooms and a bathroom facility if this is something a new owner wanted to do to increase the amount of accommodation included in the property. For the size and layout of the current accommodation to be appreciated, we recommend that interested parties do undertake a full inspection so that they are able to see the whole property, including the private gardens at the rear, for themselves. The property is within walking distance of Breaston village where there are a number of local amenities and facilities, 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 under a pitched tiled roof and the well maintained accommodation derives all of the benefits of having gas central heating and double glazing. Being entered through an open porch and composite front door, the accommodation includes a spacious hallway with a separate WC off, the lounge has an adjoining dining area and a log burning stove within the chimney breast in the sitting area. The kitchen is well fitted with ranges of wall and base units, and there is a breakfast room off the kitchen which has double opening French doors connecting to a conservatory from which there is access to the rear garden and the garden at the side of the bungalow. The two double bedrooms both have ranges of wardrobes and the shower room is fully tiled with a large walk-in shower. Outside, there is an adjoining brick garage to the right hand side of the bungalow, the "in and out" resin drive and garden area are at the front and to the left, there is a gate leading to a covered area which is ideal for storage and this provides access to the private rear garden which has again been designed to help keep maintenance to a minimum and provides a lovely place to sit and enjoy outside living. There are also further garden areas to the right hand side of the bungalow there is a greenhouse, patio and a storage area.

The property is only a few minutes walk away from the centre of Breaston where there are a number of local shops with further shopping facilities being found in nearby Long Eaton where there is an Asda, Tesco, Lidl and Aldi stores, as well as many retail outlets. If required, there are schools for young children within the village and schools for older children in Long Eaton and Sandiacre, healthcare and sports facilities, including several golf courses, there are three local pubs, a bistro restaurant and several coffee shops/eateries, walks in the surrounding picturesque countryside and excellent transport links include Junction 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway, and the A52 and other main road provide good access to Nottingham, Derby and other East Midlands towns and cities.





Open Porch
An open porch having an outside light leading through a composite front door with double glazed leaded panels leading into the reception hall.

Reception Hall
Spacious hallway with a radiator, the electricity meter and electric consumer unit are positioned within fitted decorative housing, cornice to the wall and ceiling, hatch to the loft, built-in storage/cloaks cupboard and panelled doors leading to the lounge, kitchen, bedrooms, bathroom and separate w.c.

Separate WC
Having a white low flush WC with a concealed cistern and a corner hand basin with a double cupboard below and a mirror to the wall above, an extractor fan, a towel rail and a shelf above the WC.

Lounge
18'7 x 12' (5.66m x 3.66m)
The lounge has an adjoining dining area and this large room has a double glazed box bay window with fitted blinds to the front and a second double glazed window with fitted blinds to the side, a log burning stove set within a feature chimney breast with a brick inset, wooden mantel and Cornish slate tiled hearth, cornice to the walls and ceiling, two radiators and Georgian glazed doors leading to the hall and to the breakfast kitchen.

Breakfast Kitchen
18' x 10' reducing to 8'4 (5.49m x 3.05m reducing to 2.54m)
The kitchen is fitted with woodgrain effect units and includes a one a half bowl sink with mixer tap set within an L-shaped work surface with spaces for automatic washing machine and a dishwasher, cupboards and a drawer below, upright shelved pantry cupboard, space for a cooking range with hood over, work surface with a double cupboard and drawer beneath and a further work surface with cupboards and drawers below and display cabinets with drawers below and a wine rack above, matching eye level wall cupboards, space for an upright fridge/freezer with cupboard over, cornice to the wall and ceiling, double glazed window with fitted Roman blinds to the rear and side, tiling to the walls by the work surface areas, two radiators, tiled flooring and a half double opaque glazed door leading out to the side of the property and there is a feature brick archway leading to a breakfast/eating area.

Breakfast/Eating Area
8'5 x 7'1 (2.57m x 2.16m)
Double glazed double opening French doors leading into the conservatory, feature circular double opaque glazed window to the side, cornice to the wall and ceiling, wiring for two wall lights, a radiator and vinyl floor covering.

Conservatory
10'10 x 8'5 (3.30m x 2.57m)
Double opening double glazed French doors to one side and a double glazed single French door to the other side, double glazed windows to the sides and rear, a vaulted polycarbonate roof, wiring for two wall lights, a TV aerial point, power points, two radiators and tiled flooring.

Bedroom 1
10'5 x 10'4 (3.18m x 3.15m)
Double glazed window with fitted blinds to the front, radiator, two double built-in wardrobes providing shelving and hanging space and a cornice to the wall and ceiling.

Bedroom 2
12' max x 10'6 (3.66m max x 3.20m)
Double glazed window with fitted blind to the side, double wardrobe with sliding doors providing hanging space and shelving, cornice to the wall and ceiling and a radiator.

Shower Room
The shower room is fully tiled and has a large walk-in shower with a mains flow shower system, tiling to two walls and a protective glazed screen, a low flush and a hand basin with mixer tap set on a surface with cupboards and drawers below and mirror with lighting to the wall above, a feature vertical radiator, double opaque glazed window with fitted blind and tiled flooring.

Garage
17'7 x 10'2 (5.36m x 3.10m)
The adjoining brick garage has an up and over door at the front, a door leading out to the rear garden, a double opaque glazed window to the side and power points and lighting.

Outside
A wide front garden with in and out block edged resin drive, gate and fence leading to a covered area on the left hand side and a second gate leading to the right hand part of the garden. There is a central lawn with barked edge borders to the sides and centre with a central circular stone feature. To the right hand side, there is a large slate chip bed with established planting, designed to help keep maintenance to a minimum. There is a low level wall to the front boundary and fencing to the right and left hand boundaries and there is an outside security light in front of the garage.

At the immediate rear of the property, there is a slab patio area with a slate chipped bed with established planting including fruit trees with the garden being designed to help keep maintenance to a minimum. On the left hand side of the bungalow, there is a slab pathway with a covered area where a coal store and log store with an adjoining storage unit are with the covered area providing a good place to store bins. A path leads to a slabbed patio the rear with slate chipped beds to the sides which have established plants and there is an outside tap at the rear of the bungalow. To the right hand side of the property, there is a further garden area where a greenhouse is positioned on a slab base and there is a path with pebbles to the sides leading to a further slab seating area and pebble path leads to a French door leading out of the conservatory and there is a water butt and a further storage cupboard in this part of the garden. A wrought iron gate provides access from the garden on the right hand side to the rear, there is outside security lighting at the side of the bungalow and the garden is kept private by having fencing to the boundaries.

Agents Note
Some of the internal images have virtual staging to give an impression of how to furnish the property.

Directions
Proceed out of Long Eaton along the main Derby Road. Continue over the motorway into Breaston, and take the right turning into Risley Lane adjacent to the Bulls Head public house. Continue along Risley Lane, taking the fourth left into Kirkfield Drive. Dale Close may be found as the first left turning with the property on the right hand side.
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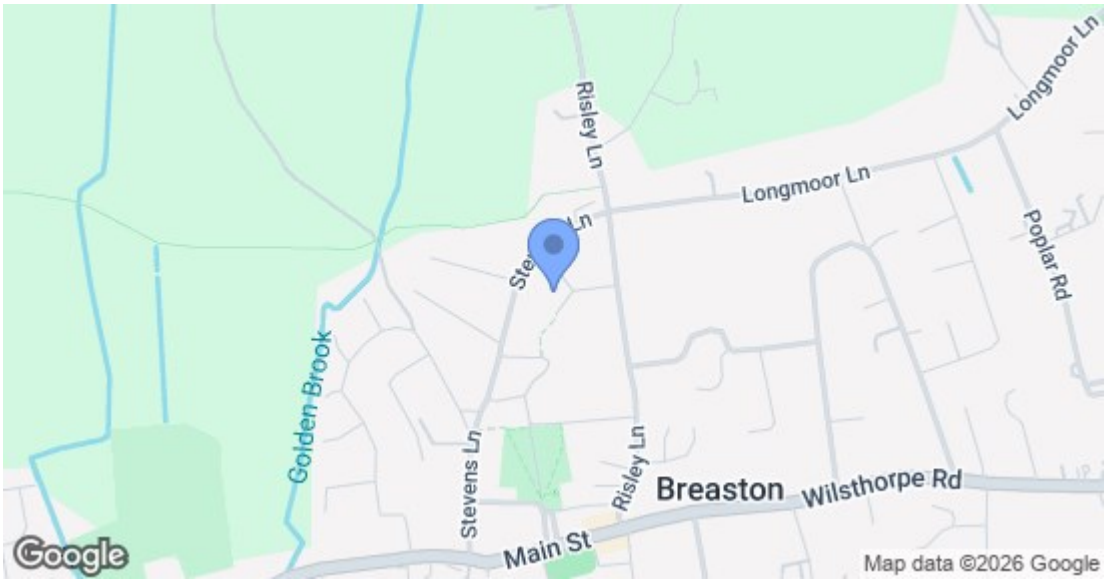
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Erewash Borough Council Band C

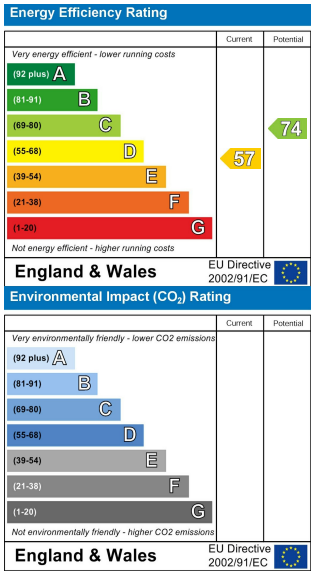
Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 12mbps Superfast 60mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding 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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