Robert Ellis

look no further...

Risley Lane,
Breaston, Derbyshire
DE72 3AU

£485,000 Freehold

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THIS IS A LIGHT AND AIRY FOUR BEDROOM DETACHED HOME PROVIDING SPACIOUS GROUND FLOOR LIVING ACCOMMODATION WHICH IS SITUATED AT THE HEAD OF A QUIET, PRIVATE DRIVE CLOSE TO THE HEART OF BREASTON VILLAGE.

Situated just off Risley Lane, this individual detached home has over recent months had certain works carried out to the roof, replacement of windows and glazed panels, the soffits and facias have been replaced and there has been a dividing wall placed on the first floor landing to form one of the bedrooms. The property is being sold with the benefit of NO UPWARD CHAIN and for interested parties to be able to appreciate the size and layout of the accommodation and privacy of the mature, southerly facing garden for themselves, we recommend that they take a full inspection so they are able to see all that is included in the property for themselves. The property is well placed for easy access to the centre of Breaston village which has many local amenities and facilities and to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property has a gable fronted appearance and is constructed of brick with tiling to the front elevation all under a pitched tiled roof which, as previously mentioned, has had work carried out to it over recent months. The property benefits from gas central heating with new radiators having been fitted throughout the property and double glazing, again with certain new windows and glazed panels have been recently replaced and the well proportioned and light accommodation is entered through the enclosed porch into the reception area from where stairs lead to the first floor and this opens to the main lounge/sitting area which has windows to the front and side, with the side window overlooking the beautiful gardens. There is a hall which has a newly fitted ground floor w.c. off and leads to the dining/sitting room which has patio doors leading out to the garden and a window to the rear, a study or what could be a separate dining room/play room or similar and to the breakfast kitchen which has ranges of wall and base units and a door leads from the kitchen out to the side of the house. To the first floor the landing leads to a bedroom at the front and this has an en-suite shower room with the landing extending towards the rear of the property where there are two further double bedrooms and a single bedroom and the main family bathroom which is fully tiled and has a corner bath with a shower over. Outside there is an adjoining brick garage which has a storage area at the rear, an outside store, a drive and parking at the front which has been recently extended and there is a gate to the right providing access down the side where there is a slabbed area which could be a place to sit a hot tub, shed or other garden building and the path extends around the rear of the house where there are lawns and mature borders with natural screening to the boundaries, to a series of paths with planted beds and to the southerly facing main garden which has a patio next to the dining/sitting room, there is a large lawn with mature borders to the sides, a beech hedge runs down the main side boundary and the garden provides several places to sit and enjoy outside living.

Breaston village offers a number of local amenities and facilities including local shops, schools for younger children, three pubs, a bistro restaurant and several coffee eateries, there are further shopping facilities including Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets and the schools for older children include the Wilsthorpe Academy and Trent College Independent School, there are healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside and the 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
Open porch with an outside light and opaque glazed door with a matching side panel leading into the internal porch which has an opaque glazed door leading to:

Reception Hall
The reception hall area has parquet flooring extending across the whole of this living area and there are stairs leading to the first floor.

Cloaks/w.c.
The newly fitted ground floor w.c. has a white low flush w.c. and hand basin with a mixer tap, a cupboard under and a tiled splashback, radiator, opaque glazed window, cloaks hanging, towel rail and a recessed light to the ceiling.

Lounge/Sitting Room
21'4 x 11'9 overall approx (6.50m x 3.58m overall approx)
Double glazed windows to the front and side with the side window overlooking the main gardens, two radiators, parquet flooring and a TV aerial point.

Inner Hall
There are Georgian glazed doors leading from the hall to the sitting/dining room, breakfast kitchen and a further reception room.

Dining/Sitting Room
11'8 x 11'5 approx (3.56m x 3.48m approx)
This second large reception room has a double glazed patio door leading out to the south facing gardens, TV aerial point, a double glazed window to the rear and a radiator.

Sitting Room/Study/Bedroom
11'1 x 7'2 approx (3.38m x 2.18m approx)
A new double glazed window overlooking the garden at the side and a radiator.

Breakfast Kitchen
16'6 x 9'6 to 6'6 approx (5.03m x 2.90m to 1.98m approx)
The kitchen is fitted with cream Shaker style units and includes a stainless steel sink with a mixer tap set in an L shaped work surface with cupboards, drawers and housing for an automatic washing machine below, spaces for an upright cooker and fridge/freezer, further work surface with cupboards and drawers below, matching eye level wall cupboards, radiator, telephone point, double glazed windows to the rear and side and an opaque glazed door leading to the outside.

First Floor Landing
The balustrade continues from the stairs onto the newly created landing which has an acoustic panelled dividing wall with the front bedroom. There is a double glazed window to the front, the Worcester Bosch boiler is housed in a built-in cupboard with a further cupboard above, there is a newly fitted wall mounted control unit for the heating system which can be linked to a phone app, an archway leads from the main landing where there is a hatch to the loft and doors to the three bedrooms and bathroom.

Bedroom 1
11'5 to 5'8 x 12'3 to 5'8 approx (3.48m to 1.73m x 3.73m to 1.73m approx)
This bedroom is accessed from the landing and shares a double glazed window at the front, telephone point and has a radiator.

En-Suite
The en-suite to the front bedroom has a corner shower with a Mira Sport shower, tiling to two walls and curved glazed doors and protective screens, pedestal wash hand basin, low flush w.c., electric chrome towel radiator, opaque double glazed window, Dimplex wall mounted heater and tiling to the walls by the sink and w.c. areas.

Bedroom 2
11'8 x 11'5 approx (3.56m x 3.48m approx)
Double glazed window to the rear, radiator and carpeted flooring.

Bedroom 3
12' to 8'2 x 9'6 to 6'8 approx (3.66m to 2.49m x 2.90m to 2.03m approx)
Having a new double glazed window to the rear, radiator, pine flooring, circular frosted glass sink with a mixer tap set on a wooden surface with a shelf below and a mirror with a light to the wall above, towel rail and pine flooring.

Bedroom 4
10'11 x 7'1 approx (3.33m x 2.16m approx)
Double glazed window to the side, radiator and pine flooring.

Bathroom
The main bathroom is fully tiled and has a light coloured suite with a corner bath having a mixer tap and Mira Sport shower over, pedestal wash hand basin with a mixer tap and low flush w.c., two opaque double glazed windows, radiator, wall mounted electric heater, shaver point and an electric towel radiator.

Outside
The gardens are an important feature of this lovely home with there being a driveway in front of the garage with a further parking area having been created with Newbury flint stone set in a grid, there is screening to the left where access could be provided to the main garden at the side of the house and to the right hand side there is a gate leading to the garden at the side and rear.

At the side of the property there is a slabbed area which has fencing to the boundaries and this would provide an ideal space to position a shed or similar outbuilding, or a hot tub. The path extends around the side of the house to the rear where there are lawned garden areas with established borders to the sides and hedges providing natural screening to the boundaries. The path extends to the rear of the house where there are further established borders and to a network of paths which again have planted beds to the sides and natural screening to the rear boundary, the main lawned garden is south facing with there being a patio next to the patio doors leading from the dining/sitting room, there is a beech hedge running along the main side boundary and a path extends down the side of the property to the front where access could be provided out to the front of the house if this was preferred. The garden has mature planting with there being a beautiful camellia bush in the bottom left hand corner and as people will see when they view the property, the gardens are extremely well stocked with plants around the lawn and in other areas and there are external lighting points.

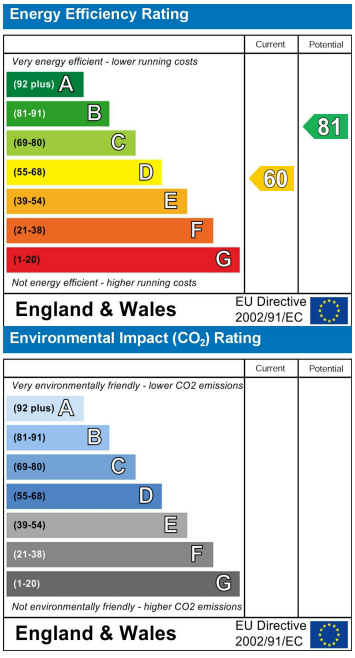
Outside Store
Having a half glazed door and an outside tap.

Garage
20'3 to 15'9 x 9'4 max approx (6.17m to 4.80m x 2.84m max approx)
The garage has double opening doors to the front and a personal door to the side, the gas and electricity meters and electric consumer unit are housed in the garage and power and lighting is provided.

Directions
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.
9133MP

Council Tax
Erewash Borough Council Band F

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 9mbps Superfast 42mbps Ultrafast 1000mbps
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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