Robert Ellis

look no further...

Longmoor Lane,
Breaston, Derbyshire
DE72 3BE

£950,000 Freehold

THIS IS A STUNNING SIX BEDROOM FAMILY DETACHED HOME POSITIONED ON A PLOT WHICH IS APPROXIMATELY 1/2 AN ACRE IN SIZE WITH THIS LOVELY HOME BEING SITUATED IN THIS MOST SOUGHT AFTER LOCATION IN THE AWARD WINNING VILLAGE OF BREASTON.

Robert Ellis are very pleased to be instructed to market this substantial individual detached home which over recent years has undergone a number of upgrade works which includes re-fitting of the dining kitchen, re-styling of the main bathroom and creating a second shower room en-suite to a third bedroom. It would be difficult for people to appreciate the size of the property and extent of the gardens at the rear from taking a quick look at the front so we strongly recommend they take a full inspection so they can see all that included in the property for themselves. The accommodation is arranged on three floors with five bedrooms on the first floor and a further double bedroom to the second floor and a room which provides an excellent storage facility but could easily become another bedroom. The gardens at the rear are an important feature with these being South facing and have an extensive walled Indian sandstone patio extending across the rear of the house with steps leading down to the lawned gardens and at the bottom of the garden there is a detached brick building which is currently used as a gym. The main garage is also a further feature of this home which s approximately 29' x 18'2 in size and has a shower room incorporated at the rear and a large room extending across the whole floor space above, This is room which could probably be converted into further living space subject to obtaining the necessary permissions.

The property stands at the front of the plot with a recently laid 'in and out' driveway and lawned gardens with laurel hedging to the front boundary which together with established trees helps to create privacy from the road. The property is constructed of brick with rendering to the external elevations all under a pitched tiled roof and the spacious and well proportioned accommodation derives all the benefits of gas central heating with under floor heating to the dining kitchen, the main bathroom and second en-suite shower room and double glazing throughout with a number of the windows to the rear having been replaced over recent years. The property is entered through a solid wood front door which leads into a spacious hallway, off which there is a ground floor w.c. and cloakroom. From the hall there are oak doors leading to the lounge which has a wood burning stove incorporating a feature brick fireplace and a double glazed bay window overlooking the South facing rear gardens, the dining room also overlooking the rear garden and this has a feature circular bay window to one corner and double glazed French doors leading out to the rear with a wood burning stove which is shared with the dining kitchen. The dining kitchen has been re-fitted over the past few years and has Shaker style units and oak work surfaces with porcelain tiled flooring which extends through into the snug/sitting room which is positioned to the side of the dining kitchen and there are double glazed double opening French doors leading out from this room to the patio and rear garden. There is also a most useful utility/laundry room and to the first floor the landing has oak panelled doors leading to the five double bedrooms, two of which have the en-suite bath/shower room facilities and the main luxurious bathroom which over the past few years has been re-fitted by the current owners. There is a flight of stairs from the first floor landing taking you to the second floor where there is a further large bedroom and a room which currently provides an ideal storage facility but with plastering to the walls could easily become a further bedroom if this was required by a new owner. Outside there is the large detached garage positioned to the right hand side of the house and this has an electrically operated roller door to the front and a large room above, there is the parking and garden to the front and to the rear the South facing gardens include a large patio, lawned areas with a further screened garden area to the bottom where the brick building/gym is positioned. There is also a wooden shed which will be included in the sale.

Breaston is an award winning village which is well placed for easy access to both Nottingham and Derby. Locally there are a number of shops, pubs, restaurants and schools for younger children with further shopping facilities including Asda and Tesco superstores and numerous other retail outlets being found in nearby Long Eaton and there are further retail outlets at Pride Park, there are excellent independent and state schools for older children being within easy reach in both Long Eaton and Sandiacre, healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside 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
Open porch with wooden pillars set on brick bases with there being outside lighting either side of the solid wood panelled front door which has an inset leaded glazed panel and leads to:

Reception Hall
The spacious reception hall has Amtico flooring with a patterned edge, double glazed leaded window to the front, stairs leading to the first floor, radiator in a housing and oak panelled doors leading to the rooms off the hallway.

Ground Floor w.c.
Having a white low flush w.c. and hand basin with mixer tap set on a surface with a double cupboard under, Amtico flooring, radiator and opaque double glazed window.

Walk-in Cloaks Cupboard
Having cloaks hanging, opaque double glazed window to the side and Amtico flooring.

Lounge/Sitting Room
21'10 x 13'4 approx (6.65m x 4.06m approx)
Double glazed bay window overlooking the South facing rear garden, multi fuel burning stove set in a feature brick chimney breast with an oak mantle over, two shelves to one wall, low level built-in cupboard to one wall, cornice to the wall and ceiling, double oak doors leading into the hall and an oak door leading into the kitchen with matching oak skirting around this room.

Dining Room
14'6 x 12'9 approx (4.42m x 3.89m approx)
Feature circular double glazed bay window to the corner of this large reception room and double glazed French doors leading out to the South facing patio at the rear, feature radiator, Karndean flooring, double sided log burning stove set in a chimney breast with a wooden mantle over and oak door with inset leaded glazed panel leading to:

Dining Kitchen
21'4 x 13'7 approx (6.50m x 4.14m approx)
The kitchen was re-fitted in 2020 and has Shaker style ivory coloured units with soft closing drawers and cupboards, oak work surfaces with a nano-coating and includes a 1½ bowl sink with a touch sensitive mixer tap and a waste disposal unit set in an L shaped oak work surface and integrated dishwasher, cupboards, drawers and a pull out rack system below, space for a cooking Range with an extractor over, oak work surface with cupboard, drawers and a pull out racked system beneath. Further work surface with cupboards and drawers under and display cabinets with lighting, wall cupboards and shelving and plate rack above, tiling to the walls by the work surface areas, pantry/larder cupboard with further cupboard over, porcelain tiled flooring with under floor heating with the porcelain tiled flooring extending through into the sitting area at the side of the dining kitchen, matching eye level wall cupboards, display cabinets and an integrated Samsung microwave and eye level oven, all with lighting beneath, double glazed leaded window to the front, oak doors leading into the hall, lounge and dining room with matching oak skirting, log burning stove which is shared with the dining room set in a feature chimney breast with wooden mantle over and space for a large fridge freezer.

Sitting Area
12'5 x 10'4 approx (3.78m x 3.15m approx)
The sitting area is positioned off the dining kitchen and has double glazed double opening French doors with matching side panels leading out to the South facing rear garden, recess for a TV with power points and aerial point with cupboards above and below, radiator and oak door to:

Utility Room
10'8 x 8' approx (3.25m x 2.44m approx)
This large utility/laundry room has double glazed leaded windows to the front and side, stainless steel sink with mixer tap set in a work surface which extends to two sides and has space for both a tumble dryer and automatic washing machine and cupboards and drawers below, matching eye level wall units, Vaillant Eco-tech plus wall mounted boiler which provides the hot water for the central heating and general use, tiling to the walls by the work surface areas, tiled flooring and radiator.

First Floor Landing
The landing has oak panelled doors leading to all the rooms off the landing, double glazed leaded window to the front, radiator and stairs with storage cupboard beneath leading to the second floor.

Bedroom 1
14'7 x 12'10 plus circular bay approx (4.45m x 3.91m plus circular bay approx)
The main bedroom has a feature circular double glazed bay window to he corner of the room which overlooks the Southerly facing rear garden, range of quality built-in wardrobes to one wall, matching drawer unit and bedside drawer units, radiator and oak panelled door to:

En-Suite Bathroom
The en-suite to the main bedroom is fully tiled and has a panelled bath with mixer taps and hand rails to either side, low flush w.c., large walk-in shower with a mains flow thermostatically controller system having a rainwater shower head and hand held shower head which can be operated remotely from outside the shower and has sliding doors and protective screens, hand basin with mixer tap set on a surface with a shelf under, chrome ladder heated towel radiator, tiled flooring, recessed lighting to the ceiling and an extractor fan.

Bedroom 2
13'4 x 12'10 approx (4.06m x 3.91m approx)
Double glazed bay window overlooking the South facing rear garden, radiator and picture rail to the walls.

Bedroom 3
19'5 x 9'5 max approx (5.92m x 2.87m max approx)
The third bedroom has a double glazed leaded window to the front, radiator, cornice to the wall and ceiling and oak panelled door leading to the en-suite shower room.

En-Suite Shower Room
This recently created room is fully tiled and has a large walk-in shower with a Mira platinum digital shower having a rainwater shower head a hand held shower and the shower system can be operated remotely from outside the shower and has tiling to three walls and a protective sliding door and screen, low flush w.c. and hand basin with mixer tap and cupboard under, mirror with light to the wall by the sink position, chrome ladder towel radiator, tiled flooring with under floor eating, recessed spotlights to the ceiling and an extractor fan.

Bedroom 4
13'3 x 8'6 approx (4.04m x 2.59m approx)
Double glazed leaded window to the front, radiator and cornice to the wall and ceiling.

Bedroom 5
11'9 x 10'3 approx (3.58m x 3.12m approx)
Two double glazed windows to the side and radiator.

Family Bathroom
The main bathroom has been recently re-fitted and is fully tiled and has tiled flooring with under floor heating and includes a large bath with mixer taps and hand held shower, walk-in shower with a mains flow shower system which has a Mira Platinum digital shower with rainwater shower head and hand held shower which can be controlled remotely from outside the shower and it has tiling to three walls and a sliding door and protective screen, low flush w.c. with a concealed cistern and hand basin with mixer taps and curved cupboard and drawers below, upright matching vanity unit with drawers and shelved cupboards, recessed lighting to the ceiling, opaque double glazed window, mirror with lights to the wall by the sink position, feature chrome ladder towel radiator and extractor fan.

Second Floor Landing

Bedroom 6
27' max x 11'9 max approx (8.23m max x 3.58m max approx)
Double glazed leaded window to the front, range of built-in wardrobes extending along one wall, fitted desk with two drawers and shelving above and radiator.

Attic Room/Bedroom 7
17'4 x 16'2 max approx (5.28m x 4.93m max approx)
This L shaped room has a double glazed window to the front with the walls and ceiling having been plaster boarded with some exposed brickwork and to finish as a bedroom would simply need plastering.

Outside
At the front of the property there is a brick edged driveway which has 'in and out' access points and provides off the road parking for several vehicles. There is a lawn which has an established laurel hedge to the front boundary and established trees which provides natural screening for the house from the road. To the left of the property there are double wrought iron gates leading to an ideal storage area for a caravan, motorhome or similar vehicles or is where the property could further extended if required by a future owner. Between the house and garage there is a gate and wooden fencing with this providing access to the rear garden.

At the rear of the property there is an Indian sandstone patio extending from the side across the rear of the house with there being a wall which has lighting and wo sets of steps leading down to the lawned South facing garden. There is a block paved winding path which leads down to the bottom of the garden where there is a trellis and archway with established Wysteria which provides access to another section of garden. To either side of the block paved path there are large lawend gardens with beds to the sides and a further patio/seating area. At the bottom of the garden there is a further lawned area with a raised bed at the bottom and within this garden area there is a wooden shed and a screened storage area which has a trellis and this part of the garden has fencing to the sides and a hedge to the rear boundary.

At the side of the garage there is a bin storage area and behind the garage there is a concrete base which could be used for a further shed or similar building and there is also a wood store provided. There is outside lighting outside water supply points at the side of the house and to the rear of the garage, there is cabling within the garden for spotlights to be fitted if this was required by a new owner and there is a power supply to the gym at the bottom of he garden.

Garage
29' x 18'2 approx (8.84m x 5.54m approx)
The detached garage is positioned to the right of the property and there are stairs from inside the garage leading to a room which extends across the whole depth of the garage building. The garage has an electrically operated roller door to the front and a UVPC door with an inset glazed panel to the side and power points and lighting are provided. As people will see the garage provides an excellent extra storage facility for vehicles, motorbikes or other items. At the rear of the garage there is a shower room which includes a corner shower with tiling to two walls and has an electric Triton T80 shower, low flush w.c. and pedestal wash hand basin, tiling to the walls by the sink and w.c. areas, tiled flooring, opaque double glazed window to the side and a wall mounted fan heater

Room above the garage
28'2 plus stairs x 10'9 approx (8.59m plus stairs x 3.28m approx)
This large room has in the past been used as a games room, but could have several different uses and might suit someone who is working from home and wants an office away from the main house. The room has a double glazed window to the side, recessed lighting to the ceiling and drop lights over where a snooker table has been positioned, access to roof storage space and wall mounted electric heaters.

Shed
7'6 x 5'4 approx (2.29m x 1.63m approx)
The shed has a door to the front and window to the side and provides an excellent storage facility for garden equipment ad garden furniture.

Gym
16'8 reducing to 9'6 x 6'8 reducing to 8'3 approx (5.08m reducing to 2.90m x 2.03m reducing to 2.51m)
This L shaped brick building which has a pitched tiled roof is currently used as a gym and has double opening doors, opaque glazed window, painted flooring, power and lighting and is an excellent extra facility for the property which could be used as a home office or further storage facility if preferred by a future owner.

Directions
Proceed out of Long Eaton along Derby Road and continue straight over the island and into Breaston. Turn right into Poplar Road, right into Longmoor Lane and the property can be found on the right.
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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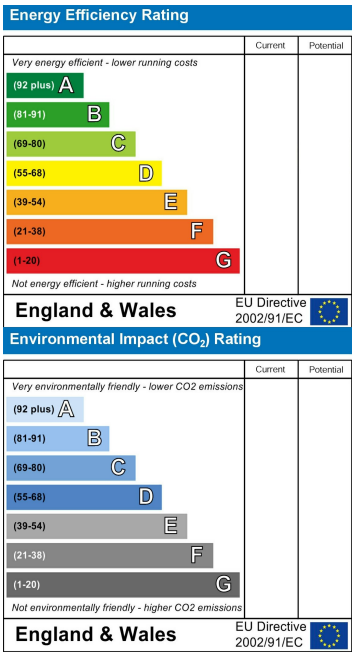

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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