



Meadow Close,  
Breaston, Derbyshire  
DE72 3EL

**£395,000 Freehold**

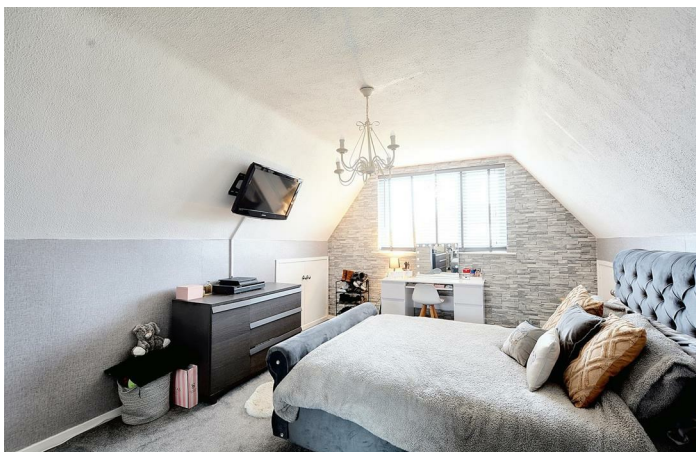


A LOVELY GABLE FRONTED DETACHED CHALET STYLE PROPERTY PROVIDING TWO OR THREE BEDROOM ACCOMMODATION WITH ENLARGED GROUND FLOOR LIVING SPACE AND A PRIVATE GARDEN TO THE REAR.

Being located on Meadow Close which is a quiet cul-de-sac close to the heart of Breaston village, this two or three double bedroom detached property provides a lovely home that will suit a whole range of buyers from families who are looking for a three bedroom home, through to people who might be in search of a more bungalow style property where they can live on one level if this was preferred. For the size of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection which will enable them to see all that is included in the property for themselves. The property is only a few minutes walk away from the centre of Breaston, where there are a number of local shops and schools for younger children, while further shopping facilities and schools for older children can be found at nearby Long Eaton.

The property stands back from the road and is constructed of brick to the external elevations with the front being rendered, all under a pitched tiled roof. The accommodation benefits from having gas central heating and double glazing and includes a reception hall with a ground floor w.c. off, an L shaped lounge which includes a dining area, a well fitted kitchen which has Shaker style units and wooden work surfaces, there is a second reception room or third double bedroom which has patio doors leading into the conservatory which in turn connects to the converted garage which provides an entertainment room or home office and a second room which could also be used as an office or for storage. To the first floor the landing leads to two double bedrooms and the bathroom which has a white suite complete with a mains flow shower over the bath. Outside there is a drive and easily managed garden to the front and at the rear a landscaped garden which has several places to sit and enjoy outside living and has been designed for easy maintenance and is kept private by having brickwork to the boundaries.

As previously mentioned 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.



UPVC front door with inset opaque double glazed panel and matching double glazed side panel leading to:

#### Reception Hall

Stairs with balustrade leading to the first floor, laminate flooring and a radiator.

#### Ground Floor w.c.

Having a low flush w.c. with a concealed cistern and a hand basin with mixer tap, tiled splashback and double cupboard under, opaque double glazed window with blind, laminate flooring and chrome ladder towel radiator.

#### Lounge/Dining Room

18' to 8' x 16' to 9' approx (5.49m to 2.44m x 4.88m to 2.74m approx)

The L shaped lounge includes a dining area and has a double glazed window with a fitted blind to the front, electric stove set in the chimney breast with a brick inset and tiled hearth and wooden mantle over, cornice to the wall and ceiling and two radiators.

#### Kitchen

13' x 9' approx (3.96m x 2.74m approx)

The kitchen is fitted with Shaker style units and wooden work surfaces and has a Belfast sink with a mixer tap and drainer set in a wooden work surface with drawers and cupboards under, cooking Range with a stainless steel back plate and hood over, wooden work surface with cupboards and drawers and boiler under, further work surface with integrated fridge and freezer and cupboards beneath, matching eye level wall cupboards and display cabinets, tiled walls by the work surface areas, radiator, double glazed window to the rear, half double glazed door leading out to the rear garden, slate effect laminate flooring and a serving hatch through into the dining area.

#### Sitting Room/Bedroom 3

10' x 9' approx (3.05m x 2.74m approx)

Having double glazed patio doors with fitted blinds leading into the conservatory, fitted wardrobe, cornice to the wall and ceiling and a radiator.

#### Conservatory

10' x 7' approx (3.05m x 2.13m approx)

UPVC double glazed windows to the side and rear, double glazed French door leading out to the garden, wall lights and a fitted housing for an automatic washing machine and tumble dryer and a door leading into:

#### Entertainment Room

16' x 8' approx (4.88m x 2.44m approx)

This room was originally the garage but has been converted into a room that has several different uses and is currently an entertainment room with a fitted bar and has double opening French doors leading out to the garden and a double glazed window with fitted blind to the front.

#### Office

8' x 8' approx (2.44m x 2.44m approx)

Having a double glazed window to the side.

#### First Floor Landing

The landing leads to:

#### Bedroom 1

16' x 11'10 approx (4.88m x 3.61m approx)

Double glazed window with a fitted blind, two double access points to the roof space and a radiator.

#### Bedroom 2

11'11 x 8'10 approx (3.63m x 2.69m approx)

Double glazed window with fitted blind, radiator, hatch to the loft, two double access points to the roof storage space, fitted shelf for a TV and a built-in airing/storage cupboard.

#### Bathroom

The bathroom has a white suite including a wood panelled bath with a central mixer tap and a mains flow shower over, tiling to three walls and a protective glazed screen, hand basin with a double cupboard under with a surface to the side, low flush w.c. with a concealed cistern, tiling to the walls by the sink and w.c. areas, tiled flooring, chrome ladder towel radiator, extractor fan, tiled flooring and double wall mounted cupboard with mirrored door and a shelf under.

#### Outside

At the front of the property there is a block edged, slate chipped area with an established tree, all of which helps to keep maintenance to a minimum and the drive is on the left hand side of the property and provides off road parking for a number of vehicles. There is outside lighting and an external power point provided.

At the rear there is a fenced astroturf area leading onto a patio with decking to the bottom right hand corner and also in front of the French doors that lead out off the entertainment room, there are barked chipped beds, all of which help to keep maintenance to a minimum, there are walls to the boundaries and outside power points, lighting and an outside tap are provided.

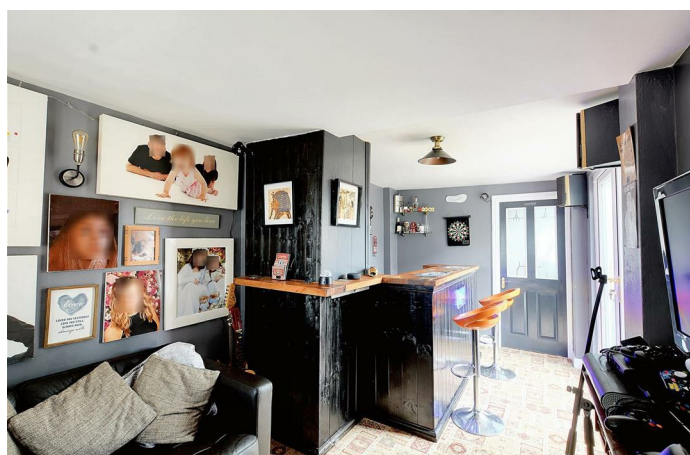
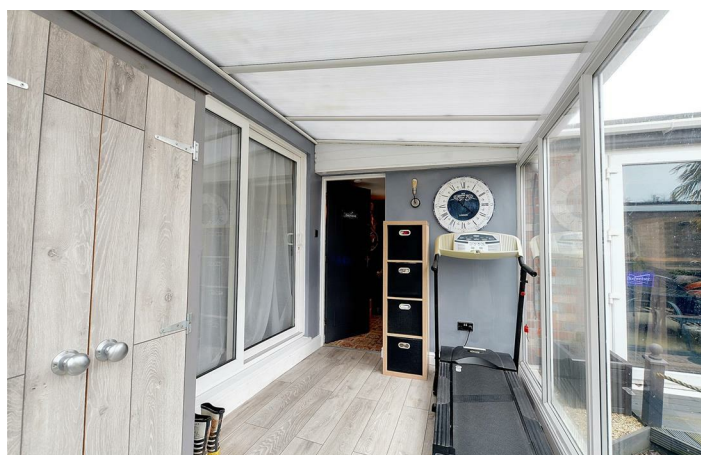
#### Directions

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 with the property identified by our for sale board.

7750AMMP

#### Council Tax

Erewash Borough Council Band D





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.