Robert Ellis

look no further...

Shirley Crescent,
Breaston, Derbyshire
DE72 3BZ

£298,500 Freehold

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/robertellisestateagent @robertellisea

THIS IS A TWO BEDROOM EXTENDED DETACHED BUNGALOW SITUATED ON A QUIET CUL-DE-SAC CLOSE TO THE HEART OF BREASTON VILLAGE.

Robert Ellis are pleased to be instructed to market this two bedroom detached bungalow, which since being originally constructed has been extended to the rear and has had the accommodation layout re-designed so the lounge is at the rear and overlooks the private south facing rear garden. The property is being sold with the benefit of NO UPWARD CHAIN and is ready for immediate occupation, and for the size and layout of the accommodation to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this lovely home for themselves. The property is well placed for easy access to the centre of Breaston where there are a number of local shops and other facilities and is accessible to several transport links, all of which have helped to make this a very popular and convenient place to live.

The property stands back from Shirley Crescent with block paved parking at the front and is constructed of brick to the external elevations under a pitched tiled roof. The well proportioned accommodation derives the benefits of gas central heating and double glazing and includes a large lounge with double opening French doors leading out to the private rear garden, the dining kitchen is fitted with oak finished units, there is an inner hall, the two bedrooms, with the main bedroom being at the front and this has a range of fitted wardrobes and the shower room is fully tiled with a corner shower and w.c. Outside there is the block paved parking at the front and double opening wooden doors to the right of the bungalow which provides access to a covered area/car port and at the rear there is a southerly facing garden which has been designed to help keep maintenance to a minimum and there is a wooden shed included in the rear garden and the garden is kept private by having fencing to the boundaries.

Breaston has a number of local shops in the centre, three local pubs, a bistro restaurant and there are healthcare and sport facilities including 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.

Front Door
The main entrance door is positioned at the side of the bungalow and is accessed from the covered area with the door having a leaded double glazed inset panel.

Dining Kitchen
15'6 x 8'6 approx (4.72m x 2.59m approx)
The kitchen is fitted with oak finished units and has a 1½ bowl stainless steel sink with a mixer tap set in a work surface with space for an automatic washing machine, cupboards, a pull out racked bottle cupboard and an integrated freezer below, four ring induction hob set in a work surface with cupboards, a tray shelf, oven and an integrated fridge below, matching eye level wall cupboards with shelving at the end of two of the wall cupboards and there is a hood over the cooking area, two radiators, tiling to the two walls by the work surface areas, a Worcester Bosch boiler is housed in a built-in cupboard with storage cupboard below, double glazed window with fitted vertical blinds to the front and a second double glazed window with a roller blind to the side and the electric meter and electric consumer unit are housed in a matching cupboard.

Lounge/Sitting Room
17'6 x 10'3 approx (5.33m x 3.12m approx)
The lounge is positioned at the rear of the bungalow and this has double opening, double glazed French doors with matching side panels with fitted vertical blinds leading out to the private, southerly facing rear garden, a double glazed window with fitted vertical blind to the side, an electric coal effect fire set in an Adam style fire surround with an inset and hearth, radiator, cornice to the wall and ceiling, two wall lights and a door with two inset etched glazed panels leading into the hall.

Inner Hall
The hall has a hatch to the loft and doors leading to the two bedrooms, shower room, lounge and dining kitchen.

Bedroom 1
17'11 x 10'4 approx (5.46m x 3.15m approx)
Double glazed window with fitted vertical blinds to the front, fitted wardrobes extending to two walls providing shelving and hanging space, cornice to the wall and ceiling and a radiator.

Bedroom 2
8'5 x 7'8 approx (2.57m x 2.34m approx)
Double glazed window with fitted vertical blinds to the rear and a radiator.

Shower Room
The shower room is fully tiled and has a corner shower with a Mira electric shower, tiling to two walls, a folding glazed door and protective screen, low flush w.c. and pedestal wash hand basin, radiator with a rail over, opaque double glazed window with fitted blind and a double wall cabinet with mirror fronted doors.

Outside
There is block paving at the front of the property which provides off road parking for at least two vehicles, there is a wall to the front boundary and fencing to the sides, an outside light at the front of the bungalow and double wooden doors lead to the car port/ covered area on the right hand side.

The concrete drive runs through the car port towards to the rear of the bungalow and provides a bin storage area and leads round to the rear garden which has been landscaped with block paved edged paths and pebbled areas with a central bed and a raised bed at the bottom of the garden, there is outside lighting and a wooden shed.

Car Port
13'3 x 7'5 approx (4.04m x 2.26m approx)
There are double wooden doors leading from the front of the property to the car port which is on the right of the bungalow and has panelling to one side, an outside tap and an external light near the entrance door to the bungalow.

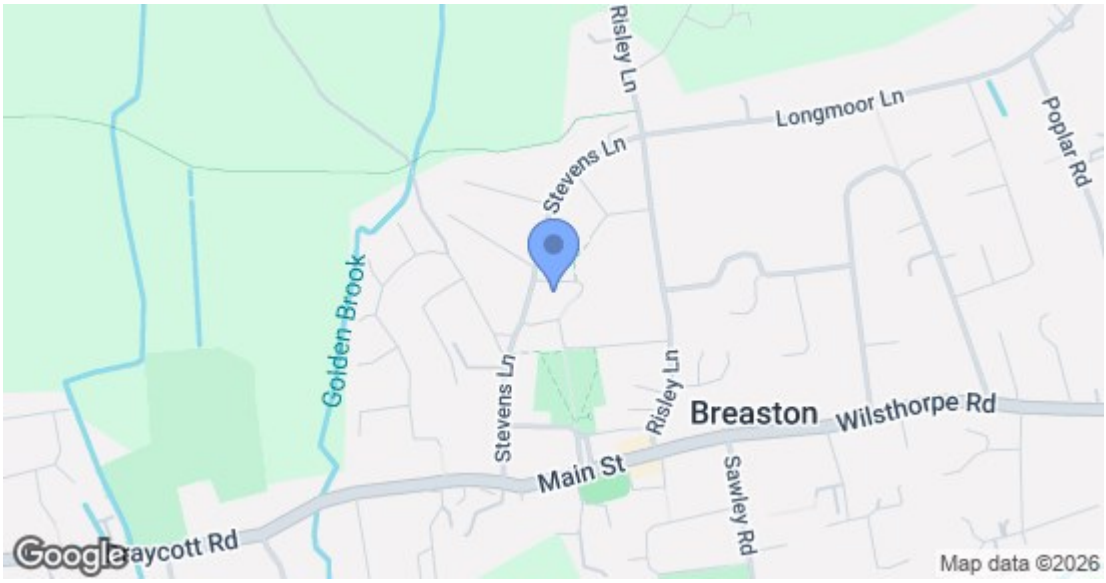
Shed
10' x 8' approx (3.05m x 2.44m approx)
The shed has a door and window to the front.

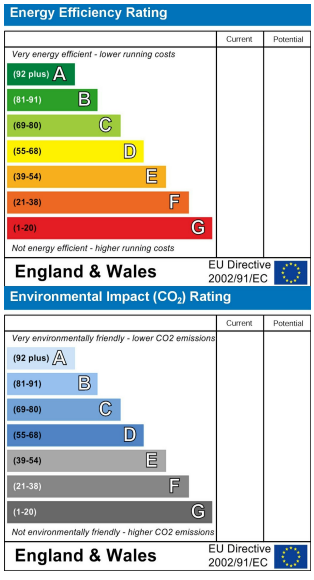
Directions
Proceed out of Long Eaton along Derby Road and continue across Wilsthorpe island and into the centre of Breaston village. Take the right hand turning onto Stevens Lane where Shirley Crescent is a turning on the right hand side.
9057MP

Council Tax
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 11mbps Superfast 80mbps Ultrafast 1000mbps
Phone Signal – EE, 02, Vodafone, Three
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

Robert Ellis
ESTATE AGENTS





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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