



Poplar Road,
Breaston, Derbyshire
DE72 3BH

£925,000 Freehold

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THIS IS AN INDIVIDUAL DETACHED PROPERTY POSITIONED ON A LARGE LEVEL PLOT WITH LANDSCAPED GARDENS TO THE FRONT AND REAR PROVIDING FLEXIBLE FOUR OR FIVE BEDROOM ACCOMMODATION AND SPACIOUS GROUND FLOOR LIVING SPACE WITH THE PROPERTY BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

It provides Robert Ellis with much pleasure to be instructed to market this stunning individual home which is a property that since being originally constructed has been significantly extended so it now provides a large residence for a family or couple who are in search of a home on the exclusive Poplar estate which is located on the edge of this award winning village. It is rare that properties of this calibre come to the market so if this is a property that suits your requirements and price range you arrange a viewing through the Long Eaton office of Robert Ellis so you are able to see the size of the highly maintained and cared for accommodation and beautiful landscaped gardens for yourself. Outside there is a pool room which includes a 20' x 9'6 heated pool, bar area, shower, sauna and w.c. and as well as the double integral garage positioned to the left of the house there is a separate garage positioned at the bottom of the garden which is accessed from Beech Avenue, a shed and summerhouse, all of which will remain at the property when it is sold. Breaston village has a number of local amenities and facilities which includes several shops, schools for younger children and being close to excellent transport links, it is a very popular and convenient place to live.

At the front of this lovely home there is a block paved driveway and car standing area which extends across the front with landscaped and well planted garden area with a sliding electrically operated gate to the drive and a second pedestrian gated entrance with the front being kept private by having hedging to the boundaries and there is access either side of the property to the rear. This beautiful home is constructed of brick to the external elevations, the front being relieved by render under a pitched tiled roof and the tastefully finished accommodation derives all the benefits of gas central heating and double glazing. Being entered through the open porch and front door the accommodation includes a spacious hall from which there is a feature American oak staircase leading to the first floor and doors leading to the main lounge which has glazed pocket sliding doors leading to a separate dining room and there are French style double glazed doors leading from the lounge and the exclusively fitted and equipped breakfast kitchen to the conservatory which provides further sitting and dining areas and opens to the level landscaped private gardens to the rear. The kitchen is fitted with oak finished units and granite work surfaces and includes several integrated appliances and there is also a most useful utility room positioned off the rear hall. The ground floor accommodation also includes a separate sitting room/snug and a study with both of these rooms having double glazed double opening French doors leading out to the gardens, there are also two ground floor double bedrooms, the main bedroom having a walk-in wardrobe and an en-suite bathroom and a ground floor bathroom with a separate shower and bath. To the first floor the open landing leads to two further double bedrooms, one of which has an en-suite shower room and a large games room which could easily become a main bedroom suite if this was preferred by a new owner. There is also a first floor w.c. off the landing and several access points to the roof storage space which people will see when they view. Outside there is the double integral garage with the main landscaped gardens to the rear with a patio running across the rear of the property, there are several block paved pathways and a large lawned garden with brick edged beds, all of which are kept private by having hedging and mature trees to the boundaries.

Breaston is an award winning village positioned between Nottingham and Derby which as well as local shops and schools for younger children has excellent local pubs, restaurants and coffee eateries with Asda and Tesco superstores and many other retail outlets as well as schools for older children being found in nearby Long Eaton. There are healthcare and sports 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 Derby and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porches

Open porch which extends across the front of the property and has quarry tiled flooring with outside lighting and a hardwood front door with two inset glazed leaded panels and matching side panels leading to:

Reception Hall

13'4 x 12'3 approx (4.06m x 3.73m approx)

The reception hall has a feature American oak staircase and balustrade leading to the first floor landing, quality oak laminate flooring, cornice to the wall and ceiling, radiator, built-in cloaks cupboard and archway leading to:

Inner Hall

There are glazed doors leading to the breakfast kitchen and lounge, cornice to the wall and ceiling and radiator in this hall area.

Lounge/Sitting Room

18'6 x 15'8 approx (5.64m x 4.78m approx)

This large reception room has double glazed double opening French doors with matching side panels leading into the conservatory, double glazed eye level window to the side with external roller shutter, feature Minton style stone effect fireplace with matching hearth, three radiators, cornice to the wall and ceiling, TV aerial point and double opening glazed pocket sliding doors leading into:

Dining Room

15'7 x 9'8 approx (4.75m x 2.95m approx)

Double glazed leaded window to the front, cornice to the wall and ceiling, radiator and two wall lights.

Conservatory

25'6 x 15'7 reducing to 9'10 approx (7.77m x 4.75m reducing to 3.00m approx)

The conservatory extends across the lounge and kitchen and can be accessed from both these parts of the property. There are double glazed double opening French doors and a single double glazed French door leading out to the gardens, double glazed windows to three sides, solid wood flooring, three wall mounted heaters and polycarbonate roof.

Breakfast Kitchen

15'2 x 12'3 approx (4.62m x 3.73m approx)

The exclusively fitted and equipped kitchen has solid oak units with brushed stainless steel fittings and granite work surfaces and includes a 1½ bowl sink and a four ring hob set in a granite work surface which extends to three sides and has extensive ranges of cupboards, integrated dishwasher and drawers below, Zanussi double oven with a drawer below and granite surface above, L shaped granite work surface with further extensive ranges of cupboards and drawers below, housing for an American fridge/freezer with pull out raked storage systems to either side and a wine rack above, matching eye level wall cupboards and display cabinets all with lighting under, double glazed window to the side, back plate to the cooking area, double opening double glazed French style door with matching panels to the side leading into the conservatory, recessed lighting to the ceiling, cornice to the wall and ceiling, feature vertical radiator and TV aerial point.

Snug/Sitting Room

10'9 x 9'10 approx (3.28m x 3.00m approx)

This snug sitting room has double opening double glazed French doors leading out to the patio at the rear of the property, a gas stove is positioned in the corner of the room on a quarry tiled plinth with a oak mantle over, cornice to the wall and ceiling, radiator and Georgian glazed door leading into the inner hall.

Study

9'10 x 9'9 approx (3.00m x 2.97m approx)

Double opening double glazed French doors leading out to the patio at the rear of the property, radiator, cornice to the wall and ceiling, wall light and Georgian glazed doors leading into the sitting room and the rear hall.

Store

There is a walk-in storage cupboard which has an opaque double glazed window and cornice to the wall and ceiling.

Rear Hall

The rear hall provides access from the study to the utility room and garage and has a Georgian glazed door leading out to the rear and tiled flooring and cornice to the wall and ceiling.

Utility Room

16'3 x 4'2 approx (4.95m x 1.27m approx)

The utility room has a double glazed window to the rear and an L shaped work surface which extends to two sides and incorporates a stainless steel sink with mixer tap and has space for both an automatic washing machine and tumble dryer, cupboards and drawers under, matching eye level wall cupboards, tiling to the walls by the work surface areas, radiator, cornice to the wall and ceiling, tiled flooring and Georgian glazed door leading into the hall.

Bedroom 1

12'10 x 12'10 approx (3.91m x 3.91m approx)

The main bedroom has a double glazed leaded window to the front, radiator, TV point, cornice to the wall and ceiling and light to the wall by the bed position.

Walk-in Wardrobe

9'9 x 6'4 approx (2.97m x 1.93m approx)

The walk-in wardrobe has fitted hanging rails and shelving, recessed lights and cornice to the wall and ceiling.

En-Suite

The master bedroom has a large fully tiled en-suite bathroom having a white suite with a tiled panelled bath with mixer tap and shower over, low flush w.c. and hand basin set on a tiled surface, opaque double glazed window, radiator, recessed lighting to the ceiling and mirror fronted corner cabinet.

Bedroom 2

12'10 x 11'1 approx (3.91m x 3.35m approx)

Double glazed window to the front, radiator and cornice to the wall and ceiling.



Ground Floor Bathroom

The ground floor main bathroom is fully tiled and has tiled flooring with a white suite including a tiled panelled bath with mixer taps, corner shower with a mains flow shower system with curved protective doors and screens, wall mounted hand basin with mixer tap and low flush w.c., radiator, opaque double glazed window and recessed lighting to the ceiling.

First Floor Landing

The feature balustrade continues from the stairs onto the open landing where there are two Velux style windows in the sloping ceiling and off the landing there are various access points to roof storage space and two radiators.

Bedroom 3

15'2 x 14'4 reducing to 11'6 approx (4.62m x 4.37m reducing to 3.51m approx)

Double glazed window to the rear, radiator, double built-in wardrobe with lighting and hatch to loft space.

En-Suite Shower Room

The en-suite to this bedroom has a walk-in shower with an electric shower, tiling to three walls and a folding protective door, pedestal wash hand basin, low flush w.c., radiator, X-pelair fan, glazed shelf and towel rail and recessed lighting to the ceiling.

Bedroom 4

10'3 x 10'3 approx (3.12m x 3.12m approx)

Velux window with fitted blind, radiator and access to roof storage space.

Separate w.c.

There is a first floor w.c. having a low flush w.c., hand basin with mixer tap and cupboard under and radiator.

Boiler Cupboard

Walk-in boiler cupboard which has a large water storage tank, wall mounted boiler and shelving.

Landing Room

8'4 x 5'8 approx (2.54m x 1.73m approx)

This room provides a link from the main landing to the games room and there is a glazed door to the landing and an archway leading into the games room with access to further roof storage space and radiator.

Games Room/Bedroom Suite

19'6 x 18'8 reducing to 14'3 approx (5.94m x 5.69m reducing to 4.34m approx)

This large room is currently used as a snooker room but has many different uses which could include a main first floor bedroom as there is enough space to incorporate an en-suite bath/shower room facility. Currently the room has a double glazed window to the side with external roller shutter and a further double glazed window to the rear, radiator and wall mounted gas fire.

Garage

18'7 x 18'6 approx (5.66m x 5.64m approx)

The double integral garage has an electrically operated up and over door to the front, internal door to the rear hall, built-in storage cupboards, power and lighting.

Pool Room

27'6 x 22' overall (8.38m x 6.71m overall)

The log cabin pool room includes a heated swimming pool (20' x 9'6) with the pool having an under water light, there are double glazed French doors with matching side panels leading out to the gardens and windows to the front, right hand side and rear. There is a bar with a sink having cupboards below, sauna, shower and w.c. and a water filtration unit and pump are housed in a wooden unit next to the pool room and there is internal lighting in the pool room and on the outside.

Separate Garage

17'9 x 9'6 approx (5.41m x 2.90m approx)

There is a concrete sectional garage with an up and over door at the front and personal side door, power and lighting.

Outside

There is a block paved driveway which extends across the front of the property with a sliding electrically operated entrance gate with brick edged borders to either side of the drive and a private gravelled garden area with seating. There is also a pedestrian gate to the pavement and the front of the property is kept private by having hedging to the front and side boundaries. There is access either side of the property to the rear garden where there is a patio with a block paved path leading around the conservatory to a rose garden and seating area and on the left there are further block paved paths and borders with a path leading behind the pool room to the garage and shed positioned at the bottom of the garden. There is a large lawned garden with brick edged borders that have established planting and there are mature trees at the bottom of the garden which help to provide natural screening from the property at the rear and there is well maintained hedging to the three boundaries. There is outside lighting, power points and water supply provided.

Wooden Shed

Near to the separate garage there is a shed which provides storage for garden equipment and furniture.

Summerhouse

The summerhouse has double opening part glazed doors and windows to seven sides and there is power and lighting provided.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into Breaston. Take the right hand turning into Poplar Road following the road round where the property can be found on the right hand side.

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for internal guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. DCC Ltd 02018



| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | |
| (81-91) B | 72 | 79 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales EU Directive 2002/91/EC | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| England & Wales 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.