Robert Ellis

look no further...

Stevens Lane,
Breaston, Derbyshire
DE72 3BU

Price Guide £300-325,000

Freehold

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THIS IS A TRADITIONAL SEMI DETACHED PROPERTY THAT HAS HAD A STUNNING EXTENSION AT THE REAR WHICH PROVIDES AN OPEN PLAN LIVING/DINING KITCHEN WITH DOORS OPENING ONTO THE REAR GARDEN.

Robert Ellis are pleased to be asked to market this traditional three bedroom property which over recent years has been extended to both the front and to the rear so it now has a reception hall and an incredible extension to the rear which has a vaulted ceiling and provides a lovely open plan living space which opens to the private sunny rear garden. For all that is included in this tastefully finished home to be appreciated, we strongly recommend that all interested parties do take a full inspection so they can see all that is included in the property for themselves. The property is well placed for easy access to the local amenities and facilities provided by Breaston village which include various shops, schooling for younger children and three local pubs, all of which has helped to make this a very popular and convenient place for people to live.

The property stands back from Stevens Lane with off the road parking at the front and it is constructed of brick to the external elevations under a pitched tiled roof over the main property and extension to the rear. The accommodation derives all the benefits of gas central heating with there being a fairly new boiler having been installed and double glazing and the accommodation includes a reception hall, lounge/sitting room, the exclusively fitted dining/living kitchen which has Shaker style units and Minerva work surfaces and includes a Range cooker and other integrated appliances, there is a utility area off the kitchen and a ground floor w.c. and from the living area there are French doors leading out to the rear garden. To the first floor the landing leads to the three good size bedrooms and the luxurious bathroom which has a mains flow shower system over the bath. Outside there is the off the road parking to the front of the house and a path runs down the right hand side of the house to the rear. At the rear there is a path extending around the extension to storage space at the side of the house and there is a long lawned garden and at the bottom of the garden there is a further patio/seating area and a wooden shed which will remain at the property when it is sold.

Breaston is an award winning village situated between Nottingham and Derby and as previously mentioned there are local shops, schools for younger children wth schooling for older children and shops including a Tesco and Asda being found in nearby Long Eaton, three local pubs, a bistro restaurant and various coffee eateries, there are healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside and the transport links include J25 of the M1 which is approx. 1 mile away, stations at Long Eaton and East Midlands Parkway, East Midlands Airport and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Reception Hall
Stylish composite front door with inset feature glazed panels, double glazed window to the side, tiled flooring and wood panelled door with inset glazed panels leading to:

Lounge/Sitting Room
13'10 x 13' approx (4.22m x 3.96m approx)
This main reception room has a double glazed window to the front, feature open fireplace with a wooden Adam surround and a cast iron inset with a tiled hearth, radiator and laminate flooring.

Inner Hall
Stairs with hand rail leading to the first floor and opaque double glazed window to the side.

Extended Living/Dining Kitchen
29'8 x 9'6 approx (9.04m x 2.90m approx)
The kitchen area within this newly created spacious living space has recently been fitted with Shaker style units and marble work surfaces and has a 1½ bow sink with mixer tap set in a Minerva work surface with cupboards and an integrated dishwasher below, Range Master cooking range with marble work surfaces to either side which have drawers below, microwave with two drawers below and a cupboard above, pantry style cupboard with pull out shelving and a further shelved cupboard above, integrated fridge and freezer, matching eye level wall cupboards, hood to the cooking area, tiling to the walls to the work surface areas, recessed lighting to the ceiling, quality laminate flooring which extends across the whole of this newly created living space and a feature vertical radiator.

The extension at the rear of the property has a vaulted ceiling with four Velux windows, two double glazed windows to the side and double opening double glazed French doors leading out to the rear garden, recessed lights to the ceiling, quality laminate flooring and a radiator.

Utility Area
There is a door from the kitchen taking you to a room that runs along the side of the kitchen and this has a utility area with space for both a tumble dryer and automatic washing machine. There is tiled flooring which runs into the ground floor w.c. which has a white low flush w.c. , hand basin with a mixer tap and cupboard below, radiator, opaque double glazed window, half tiled walls and tiled floor.

First Floor Landing
Hatch to loft and doors to:

Bedroom 1
12'9 x 8'4 reducing to 7'5 approx (3.89m x 2.54m reducing to 2.26m approx)
Double glazed window to the front and a radiator.

Bedroom 2
13' x 9'10 reducing to 7'3 approx (3.96m x 3.00m reducing to 2.21m approx)
Double glazed window to the rear, radiator, built-in wardrobe/storage cupboard and an Ideal Logic boiler housed in an airing/storage cupboard.

Bedroom 3
13' to wardrobes 9'10 x 8'6 approx (3.96m to wardrobes 3.00m x 2.59m approx)
Double gazed window to the front, double wardrobe and a radiator.

Bathroom
The bathroom has a white suite including a P shaped bath with a mains flow shower over and a protective curved screen, low flush w.c. and a wall mounted hand basin with a mixer tap, walls tiled to the bath, sink and w.c. areas, feature chrome ladder towel radiator, opaque double glazed widow, tiled flooring, recessed lighting to the ceiling and a mirror fronted wall cabinet.

Outside
At the front of the property there is a pebbled area and a block paved path taking you to the front door and provides access to the right of the property to the path that leads to the rear. The pebbled area provides off the road parking and is kept private by having hedging to both side boundaries.

At the rear of the property there is a slabbed and pebbled pathway which extends around the newly built extension and the path provides access to storage space on the right hand side of the house and on the left to the path which leads to the front of the house. There is a lawned garden with fencing to the right hand side and hedges and fencing to the left and at the bottom of the garden there is a further slabbed patio area where there is a shed and fencing running along the rear boundary. There is an outside water supply provided and external lighting at both the front and rear of the house.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into Breaston. Proceed for some distance and Stevens Lane can then be found as a turning on the right hand side.
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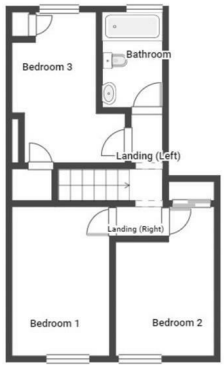

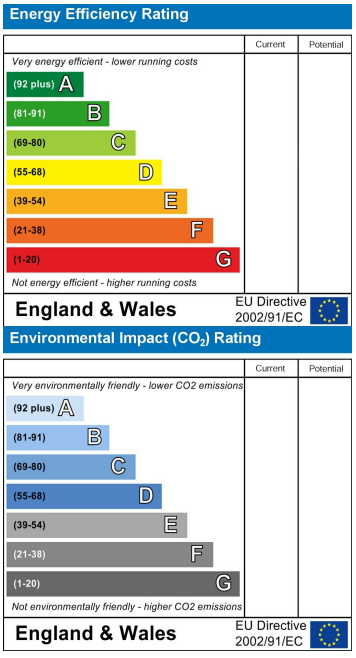

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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