Robert Ellis

look no further...

Risley Lane,
Breaston, Derbyshire
DE72 3AU

£395,000 Freehold

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A DECEPTIVELY SPACIOUS THREE BEDROOM DETACHED FAMILY HOME FOUND IN THIS DESIRABLE VILLAGE LOCATION.

Robert Ellis are pleased to bring to the market this deceptively spacious and well presented three bedroom detached family home situated in the desirable village of Breaston and has been fully refurbished with a re-wire, new central heating including radiators and been tastefully decorated throughout. Found within a short walk of Breaston village where there is an array of amenities and also provides great access to the M1 and A52 road networks to Nottingham, Derby and further afield. We believe this property will appeal to families and an internal viewing comes highly recommended.

The property is constructed of brick to the external elevation all under a pitched tiled roof and derives the modern benefits of newly fitted double glazing and composite doors to the front and side and newly fitted central heating. In brief the accommodation comprises of an entrance hall, cloaks/w.c., lounge/diner that wraps round to the modern fitted dining kitchen with integral appliances. The rear of the property has been extended and adds a great amount of depth to the property with French doors and bi-fold doors at the rear giving you delightful picturesque views of the garden. To the first floor there are three bedrooms and a modern fitted bathroom having a three piece suite and non slip tiles. Outside the property has great stance and curb appeal and there is a front garden with parking to the side leading to the detached garage. To the rear there is a generous decked area with pergola, delightful lawn with planted edging and raised beds.

Risley Lane is a short walk away from the centre of Breaston village where there are a number of local shops, schools for younger children, walks in the surrounding picturesque countryside with there being a Nature Reserve close to the property, there are healthcare and sports facilities including several local golf courses and both state and independent schools for older children can be found in Long Eaton where there are also Asda and Tesco superstores along with many other retail outlets 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.

Hallway
Composite door to the front, double glazed windows to the front and side, engineered oak flooring, radiator, built-in storage cupboard, stairs to the first floor and door to:

Cloaks/w.c.
'9 x 2'5 approx ('2.74m x 0.74m approx)
Low flush w.c., wall mounted wash hand basin with mixer tap, tiled flooring and obscure double glazed window to the side, wall cupboard housing the newly fitted combination boiler.

Dining Kitchen
18'3 x 7'7 approx (5.56m x 2.31m approx)
The kitchen has been newly fitted and has delightful wood and composite work surfaces with wall and base units, composite sink and drainer with mixer tap over, integral appliances including two ovens, microwave, dishwasher and washing machine, space for an American style fridge freezer, access to understairs storage cupboard. French doors to the rear, composite door and double glazed window to the side.

Lounge/Dining Room
34'9 x 10'8 approx (10.59m x 3.25m approx)
Being extended this room has a great amount of depth and is ideal for entertaining as it sweeps around into the kitchen, engineered oak floor, double glazed window to the front and bi-folding doors to the rear, modern designer gas fire.

First Floor Landing
Tall wall mounted radiator, double glazed window to the side, doors to:

Bedroom 1
11' x 10'9 approx (3.35m x 3.28m approx)
Double glazed window to the front, radiator and modern newly fitted wardrobes.

Bedroom 2
11'2 x 11' approx (3.40m x 3.35m approx)
Radiator and double glazed window to the rear providing delightful views of the garden.

Bedroom 3
7'7 x 7'6 approx (2.31m x 2.29m approx)
Double glazed window to the front, radiator and access to the loft.

Bathroom
7'4 x 6'9 approx (2.24m x 2.06m approx)
Three piece suite comprising of a P shaped bath with rain water shower head, pedestal wash hand basin and low flush w.c., non slip tiled floor, wall tiles, stainless steel heated towel radiator and obscure double glazed window to the rear.

Outside
To the front of the property there is ample off street parking and lawned garden with planted borders, the driveway runs down the side to the detached garage and there is access to the rear garden via a side gate. To the rear there is a delightful decked area with pergola and raised sleeper beds, generous lawn with planed beds and raised sleeper bed to the rear, pond and access to the side of the garage.

Garage
24'3 x 8'6 (7.39m x 2.59m)
With power and lighting.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into Breaston. After passing the Bulls Head public house on the right turn immediate right into Risley Lane.
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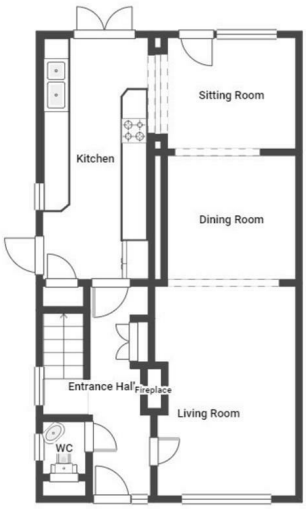
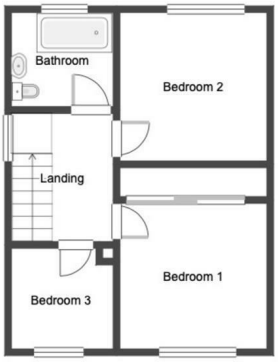
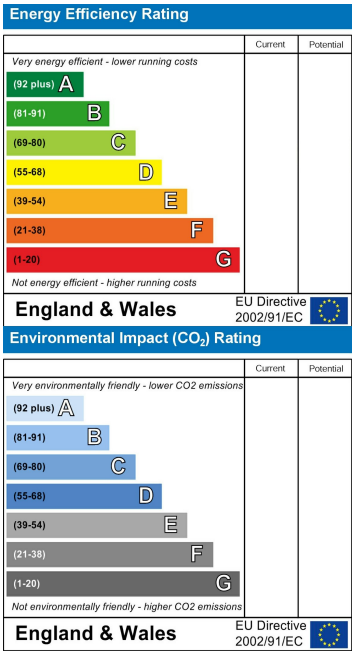
Council Tax
Band D - £1972







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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