Robert Ellis

look no further...

Plackett Close,
Breaston, Derbyshire
DE72 3UG

£485,000 Freehold

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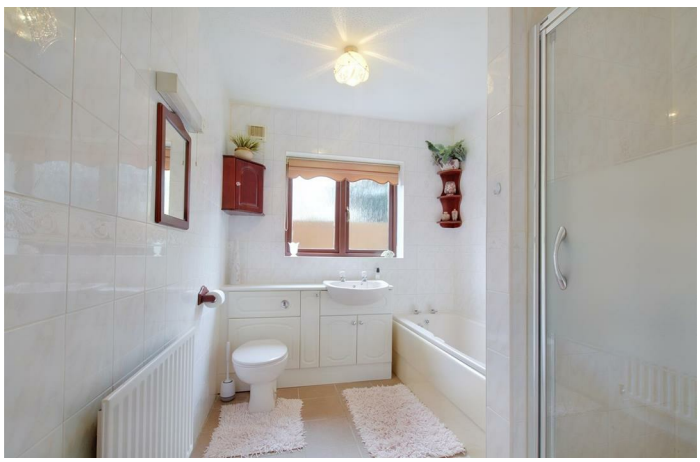
THIS IS A SPACIOUS THREE DOUBLE BEDROOM DETACHED BUNGALOW SITUATED TOWARDS THE HEAD OF A QUIET CUL-DE-SAC CLOSE TO THE CENTRE OF BREASTON VILLAGE.

Being located on Plackett Close, this substantial detached bungalow offers deceivingly spacious three double bedroom accommodation which is being sold with the benefit of NO UPWARD CHAIN. The property is ready for immediate occupation with no work whatsoever having to be carried out by a new owner to be able to move into the property. The property is tastefully finished throughout and for the size of the accommodation included to be appreciated, we recommend that interested parties do take a full inspection so they can see the current layout of the accommodation and the privacy of the rear South facing garden for themselves. The property also has the potential to extend into the roof space which was designed when the bungalow was originally built to be easily converted into further bedroom and bathroom accommodation, which is something people can see when they visit the property. Breaston is an award winning village which has a number of local amenities and facilities and is close to excellent transport links, all of which have helped to make this a very popular and convenient place for people to live.

The property was constructed by a local developer and has an attractive facia brick to the external elevations under a pitched tiled roof. The accommodation derives all the benefits from having gas central heating and double glazing and being entered through the front door has a spacious reception hall with a cloaks cupboard off and doors leading to the lounge/sitting room, from which there are hard wood double glazed double opening French doors leading out to the private rear garden, the dining kitchen is exclusively fitted with Shaker style units and has several integrated appliances, there are the three double bedrooms, the two larger bedrooms having ranges of built-in furniture, with an en-suite shower room to the main bedroom and the main bathroom has a separate walk-in shower and a bath. Outside there is a brick garage at the front of the bungalow and a long block paved driveway which provides off road parking for several vehicles, there are pathways with gates to either side of the property leading to the rear garden which is South facing and has a patio with a retractable canopy over with steps leading onto a lawned garden which has borders to the sides and is kept private by having walls to the boundaries. The rear garden also has a quality built summerhouse which will remain at the property when it is sold.

Breaston is an award winning village and has a number of local shops which are within a few minutes walk of the property, there are healthcare and sports facilities which include several local golf courses, if required there are schools for younger children in Breaston with schools for older children being found in nearby Long Eaton where there are also many other shopping facilities including Asda, Tesco and Aldi stores and many other retail outlets, walks in the surrounding picturesque countryside and the 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.



Porch
Open porch with an outside light and quarry tiled floor leading through a hard wood front door with inset leaded glazed panels with a matching side panel to:

Reception Hall
Radiator, double cloaks cupboard with shelving and a radiator, hatch with ladder to the loft which could be converted into further bedroom accommodation if required by a new owner, cornice to the wall and ceiling and a wall light.

Lounge/Sitting Room
16' x 13'6 approx (4.88m x 4.11m approx)
Having double glazed double opening hard wood French doors with fitted blinds leading out to the rear garden with double glazed windows with fitted blinds to either side, coal effect gas fire set in a feature Adam style surround with an inset and hearth, TV point, cornice to the wall and ceiling, dado rail to the walls and a radiator.

Dining Kitchen
17'6 x 10'5 approx (5.33m x 3.18m approx)
The kitchen was re-fitted approximately 11 years ago by Orchard Kitchens and has Shaker style units with brushed stainless steel fittings and wood grain effect work surfaces and includes a 1½ bowl sink with a mixer tap and a four ring AEG hob set in a work surface extending to four sides which includes a breakfast bar/eating area and has cupboards, drawers, an integrated Hotpoint dishwasher and space for an automatic washing machine below, and under the sink there is a cold water isolation switch, AEG double oven and microwave oven with a drawer below and cupboard above, integrated upright fridge/freezer, matching eye level wall cupboards with lighting under and display shelving with lighting and two drawers beneath, AEG hood and a tiled back plate to the cooking area, double glazed windows to the rear and side, Georgian style half glazed door leading out to the side of the property, radiator, dado rail to the walls, tiled flooring, recessed lighting to the ceiling, TV point and a dimmer switch to the light over the eating area.

Bedroom 1
13'3 plus wardrobes x 9'3 plus wardrobes approx (4.04m plus wardrobes x 2.82m plus wardrobes approx)
The main bedroom has double glazed windows to the front and side, range of built-in wardrobes extending along one wall with a further double built-in wardrobe, bedside drawers, dressing table with drawer units beneath, TV point and a radiator.

En-Suite
The en-suite to the main bedroom is fully tiled and has a walk-in shower with a mains flow shower system, tiling to three walls and a folding glazed door, wall mounted hand basin with a circular mirror, glazed shelf and light with electric shaver point above, low flush w.c., radiator, extractor fan and an opaque double glazed eye level window.

Bedroom 2
9'6 x 9' plus box bay window (2.90m x 2.74m plus box bay window)
Double glazed box bay window to the front with a fitted drawer unit below, range of built-in wardrobes with sliding doors with the middle door having a mirrored panel and a radiator.

Bedroom 3/Dining Room
9'5 x 9'5 approx (2.87m x 2.87m approx)
Double glazed window to the side and a radiator.

Bathroom
The main bathroom is fully tiled and has a light coloured suite including a panelled bath with hand rails, separate walk-in shower with a mains flow shower system, tiling to three walls and a pivot glazed door, hand basin set in a surface with cupboards beneath and a low flush w.c. with a concealed cistern and a cupboard to the side, tiled flooring, opaque double glazed window, radiator, light and electric shaver point and a wall mounted cabinet to one corner.

Loft
27' x 19' approx (8.23m x 5.79m approx)
The loft space was designed when the bungalow was built for additional accommodation to be created in the roof space and is currently accessed by a hatch with a folding ladder from the hallway, but a staircase could be easily fitted to create the required access to first floor accommodation. The loft space currently has two Velux windows, is boarded, has a radiator, the Valliant boiler and hot water tank are positioned to one side, there are two strip lights and there are fitted cupboards and shelving.

Outside
At the front of the property there is a long block paved drive with off road parking for several vehicles and there is a slabbed pathway leading down the side of the garage to the front door with the path extending down the left hand side of the bungalow where there is a gate and between the bungalow and garage there is a covered area with a wrought iron gate providing access to the rear of the garage and through a further wooden gate where a path takes you down the right hand side of the bungalow to the rear garden. There is an astroturf lawned area at the front of the bungalow with brick edged borders having mature planting to both sides of the drive and there is an outside feature lamp to the right hand side of the drive with fencing to the right hand boundary and a chain linked fence to the left hand side between the bungalow we are selling and the property to the left.

At the rear of the property there is a large patio area with a low level wall incorporating planted beds and there is lighting to either side of the steps which lead to the lawned garden area which has established beds to the sides with the garden being kept private by having walls to the three boundaries. There is outside lighting, power point and an outside water supply provided and to the rear of the property there is a remotely operated canopy which extends over the patio area to help create shade in the South facing rear garden. Towards the bottom left hand corner there is a summerhouse which has double opening doors and a cedar tiled pitched roof with a window to the side.

Garage
17'2 x 9'3 approx (5.23m x 2.82m approx)
The brick garage has a pitched tiled roof which provides roof storage space, an electrically operated door to the front, personal door to the rear, power points and lighting and the electric consumer unit for the property is fitted to the wall in the garage.

Directions
Proceed out of Long Eaton along Derby Road continuing over the traffic island and into Breaston. Continue past Breaston green taking the right turning into Stevens Lane and branching left at the fork into Holmes Road. Take the next left turning into Plackett Close.
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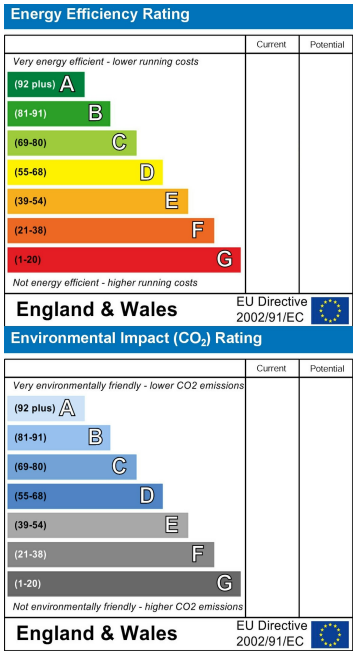
Council Tax
Erewash Borough Council Band E



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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