



Manorleigh,
Breaston, Derbyshire
DE72 3UJ

£760,000 Freehold



THIS IS AN INDIVIDUAL DETACHED FAMILY HOME PROVIDING FOUR OR FIVE BEDROOM ACCOMMODATION SITUATED IN A QUIET CUL-DE-SAC, THREE MINUTES WALK TO THE HEART OF THIS MOST SOUGHT AFTER VILLAGE.

Robert Ellis are pleased to be instructed to market this individual detached family home which is positioned on a plot which is approx ¼ acre in size and has parking at the front for several vehicles and a large sunny, private rear garden with several places to sit and enjoy outside living. For the size and layout of the accommodation and privacy of the large rear garden 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. When people view the property they will see that the rear section of the first floor was used for an independent living area and the original dressing room was changed into a kitchen, which could easily be changed back into a dressing room as required by a new owner. The property also offers the potential for a new owner to stamp their own mark and probably reconfigure the accommodation to suit today's living requirements. Breaston is a most sought after village situated in Derbyshire and has a number of local amenities and is also close to excellent transport links, all of which have helped to make it a very popular and convenient place to live.

The property was built approx. 30 years ago by a local builder and has an attractive facia brick to the external elevations under a pitched tiled roof. Benefiting from gas central heating, with a new boiler having been recently fitted and double glazing throughout, the accommodation includes an enclosed porch, reception hall with a ground floor shower room/w.c. off, the lounge has a feature Inglenook fireplace and French doors leading out to the rear garden, there is a separate dining room, a study or fifth bedroom, the kitchen has extensive ranges of wall and base units and integrated appliances and there is also a utility room located off the hall. To the first floor the landing leads to the four double bedrooms, with the main bedroom currently having a kitchenette off which was originally the dressing room and an en-suite bathroom. The main bathroom is also an extremely good size and it has a bath and separate shower with a mains flow shower system. Outside there is the integral garage, a block paved driveway which provides off road parking for up to seven vehicles, there is access either side of the property to the rear garden where there is a large Cotswold stone patio area, flint chipped beds which helps to reduce maintenance, a large lawn with a border to the left hand side and the garden is kept private by having fencing and hedging to the boundaries.

Breaston village provides a number of local shops with more shopping facilities being found in nearby Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are schools for younger children with the Wilsthorpe Academy, Friesland School and Trent College for older children and being a short drive away, there are healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside, three local pubs, a bistro restaurant and a number of coffee eateries 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.



Porch
12' x 5'5 approx (3.66m x 1.65m approx)
Fully enclosed porch having a half double glazed leaded door and double glazed leaded windows to the front, radiator, quarry tiled flooring, internal doors to the garage and pine ceiling with recessed lighting.

Reception Hall
Stairs with balustrade leading to the first floor, radiator, laminate flooring which extends across the whole of the hall, cornice to the wall and ceiling and a Georgian glazed door leading to the rear hall area.

Study/Bedroom
10'11 x 9'8 approx (3.33m x 2.95m approx)
This room could either be used as a reception room or ground floor bedroom and has a double glazed window leaded window to the side, laminate flooring, cornice to the wall and ceiling and a radiator.

Rear Hall
The rear hall has glazed double doors leading to the dining room, lounge and kitchen and a solid door to the shower room/w.c., fitted shelving to a recess, cornice to the wall and ceiling and laminate flooring.

Lounge/Sitting Room
19'3 x 13'3 approx (5.87m x 4.04m approx)
Double glazed leaded bow window overlooking the rear garden, double glazed, double opening French doors with a double glazed window to the side leading out to the patio at the rear of the house, feature Inglenook fireplace having a gas point and incorporating a brick chimney breast with an open fire, there is a brick inset with a wooden mantle over and a quarry tiled hearth and to either side of the fireplace there are double glazed leaded windows, TV point, cornice to the wall and ceiling, two radiators and a Virgin cable/broadband fibre optic point.

Dining Room
12'7 x 8' plus bay (3.84m x 2.44m plus bay)
Double glazed leaded bay window to the side, radiator and cornice to the wall and ceiling.

Ground Floor Shower Room
7'2 x 6'8 approx (2.18m x 2.03m approx)
The shower room has a corner shower with a mains flow shower system having a rainwater shower and hand held shower, tiling to two walls and a glazed door and protective screen, hand basin with a mixer tap and double cupboard under and a double mirror fronted cabinet above, low flush w.c., opaque double glazed window, tiled effect laminate flooring, chrome ladder towel radiator and cornice to the wall and ceiling.

Breakfast Kitchen
11'8 x 10'7 approx (3.56m x 3.23m approx)
The kitchen is fitted with lime oak units and includes a 1½ bowl sink with a mixer tap and a four ring Stoves gas hob set in a work surface which extends to three sides and has an integrated freezer, cupboards, drawers, wide pan drawers, Hotpoint integrated dishwasher and an integrated fridge below, oven and grill with cupboards above and below, work surface with a cupboard, drawer and shelving beneath, matching eye level wall cupboards, hood over the cooking area, display cabinet with drawers below, tiling to the walls by the work surface areas, radiator, dado rail to one wall, cornice to the wall and ceiling, double glazed leaded windows to the rear and side with pelmets over, TV aerial point and LVT style flooring.

Utility Room
7'1 x 4'2 approx (2.16m x 1.27m approx)
The utility room is fully tiled and has a pedestal wash hand basin, space for an automatic washing machine and tumble dryer with a wooden surface to one side, radiator, tiled flooring, cornice to the wall and ceiling and an opaque double glazed leaded window.

First Floor Landing
The balustrade continues from the stairs onto the landing, feature leaded window on the half landing, cornice to the wall and ceiling and a radiator.

Master Bedroom
19'3 x 13'3 approx (5.87m x 4.04m approx)
The main bedroom has two double glazed leaded windows to the rear, two radiators, TV aerial point and cornice to the wall and ceiling.

Dressing Room/Kitchen
8' x 7' approx (2.44m x 2.13m approx)
As people will see when they view the property, the dressing room area off the main bedroom has been changed into a kitchen, and is currently fitted with cream Shaker style units and wooden work surfaces and includes a stainless steel sink with a mixer tap and a two ring hob set in the wooden work surfaces which extends to two walls and has spaces for a fridge, cupboards, wine rack and drawers below, matching eye level wall cupboards and wine rack, cornice to the wall and ceiling, radiator and an opaque double glazed window.

Note: This room could easily be changed back into a dressing room and the wardrobes for the dressing room are currently stored in the ground floor study/bedroom.

En-Suite Bathroom
8'4 x 5' approx (2.54m x 1.52m approx)
The en-suite to the main bedroom is fully tiled and has a white suite including a panelled bath with plumbing and electrics for a shower over, tiling to the walls and a glazed protective screen, pedestal wash hand basin, low flush w.c., mirror with a light above the sink, opaque double glazed leaded window, cornice to the wall and ceiling, two recessed spotlights to the ceiling, radiator with a rail over and an extractor fan.

Bedroom 2
15'6 x 10'8 approx (4.72m x 3.25m approx)
Double glazed leaded window to the rear, radiator, TV aerial point and cornice to the wall and ceiling.

Bedroom 3
14'5 x 10'8 approx (4.39m x 3.25m approx)
Two double glazed leaded windows to the front, range of built-in wardrobes and drawers extending along one wall, dressing table with drawers and shelves beneath, radiator, TV aerial point and cornice to the wall and ceiling.



Bedroom 4
11'11 x 8'4 approx (3.63m x 2.54m approx)
Double glazed leaded window to the front, radiator, fitted wardrobes with shelving to one side and a drawer unit, cornice to the wall and ceiling, TV aerial point and a radiator.

Family Bathroom
11'6 x 10'7 approx (3.51m x 3.23m approx)
The main bathroom is fully tiled and has a tiled panelled bath, bidet, low flush w.c. and a corner shower with a mains flow shower system having an overhead rainwater shower with a seat, double opening curved glazed doors and protective screens, pedestal wash hand basin having a mirror with light and a glazed shelf above, radiator with a rail over, opaque double glazed leaded window, cornice to the wall and ceiling, three recessed lights to the ceiling, double airing/storage cupboard housing the hot water tank and having shelving, an extractor fan and there is a wall mounted vanity cupboard.

Outside
At the front of the property there is a block paved driveway which provides off road parking for up to seven vehicles and has slate chipped beds to either side, there is a wall and trellis to the left hand boundary and a wall to the right hand side and there are gates to either side of the property providing access to paths which take you to the rear of the property. There is also an EV charging point at the side of the house.

The rear garden is a particularly important feature of this lovely home and with the plot being approx ¼ acre in size. The rear garden includes a low level walled patio to the immediate rear of the house with paths extending either side of the property which lead to the gates taking you out to the drive at the front, there are steps from the Cotswold stone patio leading down to a large lawned garden which has a border to the left hand side, there are pebbled areas around the patio, with the garden being kept private by having a fence to the left hand boundary, hedge to the rear and a fence and hedge to the right hand side. There is a play house, concrete shed and wooden bike store at the rear of the house which will remain when the property is sold, there is lighting at the rear of the property and an outside water supply is provided.

Playhouse
This has a pitched roof and provides a lovely play area for young children.

Shed
9' x 7' approx (2.74m x 2.13m approx)
The concrete sectional shed is used to store garden tools and has a window and door to the front.

Bike Shed
Positioned on the patio at the rear of the house.

Garage
19'5 x 10'6 approx (5.92m x 3.20m approx)
The integral garage has an electric wooden up and over door to the front, half opaque double glazed door with a matching side panel leading out to the path running along the side of the property, recently installed Worcester Bosch wall mounted boiler (installed October 2022), the gas and electricity meters and the electric consumer unit are mounted on the wall in the garage, shelving to one wall, an internal door to the porch and power and lighting is provided.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into the village of Breaston. Continue for some time turning right after The Bulls Head into Risley Lane and then right again into Manorleigh.
8755AMMP

Council Tax
Erewash Borough Council Band G

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – Bt, Sky, Virgin
Broadband Speed - Standard 12mbps Superfast 80mbps Ultrafast 1000mbps
Phone Signal – EE, O2, Three, Vodafone
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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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.