



Wards Lane,  
Breaston, Derbyshire  
DE72 3AY

**£375,000 Freehold**



BEING SITUATED IN THE HEART OF BREASTON, THIS INDIVIDUAL DETACHED PROPERTY PROVIDES A LOVELY HOME FOR A WHOLE RANGE OF BUYERS, FROM PEOPLE LOOKING TO PURCHASE A PROPERTY ON THEIR OWN THROUGH TO A COUPLE OF SOMEONE LOOKING TO DOWNSIZE FROM A LARGER PROPERTY.

This individual detached home overlooks the park within this award winning village and having been originally built in the 1970's provides extremely well maintained accommodation with the house now being sold with the benefit of no upward chain. The property stands back from Wards Lane and there is a garden at the front and long garden to the rear with there being a detached brick garage at the bottom of the garden which is accessed from Stevens Lane. The property is well placed for easy access to the amenities and facilities provided by Breaston which includes local chops, three local pubs as well as schools for younger children.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and the accommodation included derives all the benefits of gas central heating and double glazing. The property is entered through a stylish front door into the reception hall, off which there is a large built-in storage cupboard and there are doors leading to the through lounge which has a feature fireplace and chimney breast and the breakfast kitchen is fitted with Shaker style units and integrated appliances and off the kitchen there is a rear hall with there being a storage cupboard beneath the stairs and there is a glazed door leading to a rear porch which provides access to the garden at the rear. To the first floor there are the two bedrooms and a fully tiled shower room which includes a large walk-in shower with a mains flow shower system. Outside there are gardens to both the front and rear of the property with the garage being positioned at the bottom of the garden. In front of the garage there is a pebbled drive which extends down towards the rear of the house and this provides off the road parking for several vehicles.

As previously mentioned the property is within easy reach of the shops provided by Breaston with those being in Long Eaton only being a short drive away which include Asda and Tesco superstores as well as many other retail outlets, there are three local pubs, a Bistro restaurant and various coffee eateries in Breaston, healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside and the excellent transport links include J25 of the M1 which is approximately a mile away from the centre of the village, 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.



## Reception Hall

Stylish composite front door with two inset opaque glazed panels, double glazed window to the front, stairs with balustrade leading to the first floor, double cloaks cupboard housing the electricity meter, consumer unit and gas meter.

## Lounge/Sitting Room

14'9 x 9'10 approx (4.50m x 3.00m approx)

This main reception room has a double glazed windows to the front and rear, coal effect gas fire set in a brick chimney breast with a quarry tiled hearth, radiator and beams to the ceiling.

## Breakfast Kitchen

11'2 x 8'4 approx (3.40m x 2.54m approx)

The kitchen is fitted with Shaker style units and includes a 1½ bowl sink and a mixer tap and four ring Bosch gas hob set in a work surface with cupboards, space for an automatic washing machine, drawers and a Bosch oven below, hood to the cooking area, further work surface/breakfast bar with a cupboard under, matching eye level wall cupboards to two walls with lighting below, housing for an upright fridge/freezer with a cupboard over, tiling to the walls by the work surface areas, double glazed window to the rear, Georgian glazed door leading into the hall, radiator and tiled flooring which extends into the rear hall.

## Rear Hall

There is a built-in cupboard beneath the stairs, tiled flooring and an opaque glazed door leading to:

## Porch

The porch has a fully double glazed door leading out to the rear garden, double glazed windows to the rear and side and tiled flooring.

## First Floor Landing

Double glazed window to the rear, radiator and hatch to loft.

## Bedroom 1

14'10 x 9'10 approx (4.52m x 3.00m approx)

Double glazed window to the front overlooking the garden and the park beyond and a radiator.

## Bedroom 2

11'6 reducing to 8'5 x 7'7 approx (3.51m reducing to 2.57m x 2.31m approx)

Double glazed window to the front overlooking the garden and park, radiator and double built-in storage cupboard.

## Shower Room

The shower room is fully tiled and has a walk-in shower with a mains flow shower system, tiling to three walls and a glazed protective screen, hand basin with mixer tap set on a surface with a double cupboard beneath and a low flush w.c. with a concealed cistern, chrome ladder towel radiator, tiled flooring, opaque double glazed window, recessed lighting to the ceiling and an extractor fan.

## Outside

At the front of the property there is a lawned garden area with a path leading from a gate off Wards Lane to the front door and there is access either side of the property to the rear. There is a hedge to the front and right hand boundary and trellis fencing to the left hand side.

The rear garden has been designed to keep maintenance to a minimum and has a large pebbled area and a lawn with established beds to the sides. The garden is kept private by having hedges to both side boundaries. There are two wooden sheds which will remain at the property when it is sold, there is an outside water supply and external lighting provided.

## Garage

15'6 x 12'5 approx (4.72m x 3.78m approx)

The brick detached garage has a pitched tiled roof and electrically operated up and over door to the front, personal side entrance and power and lighting is provided. In front of the garage there is a wide pebbled drive which could provide parking for several vehicles.

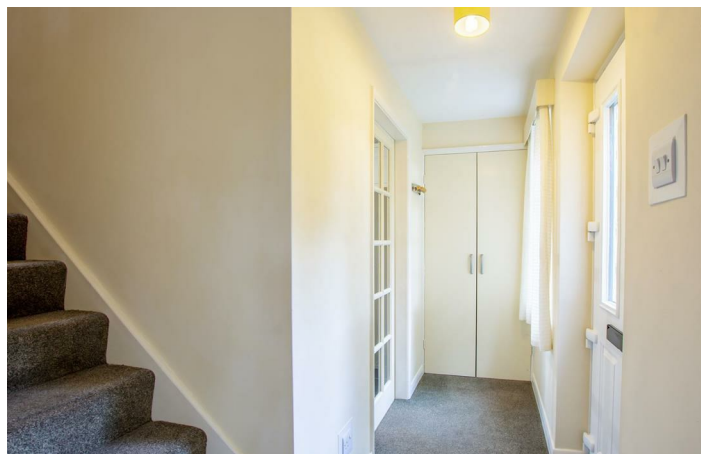
## Directions

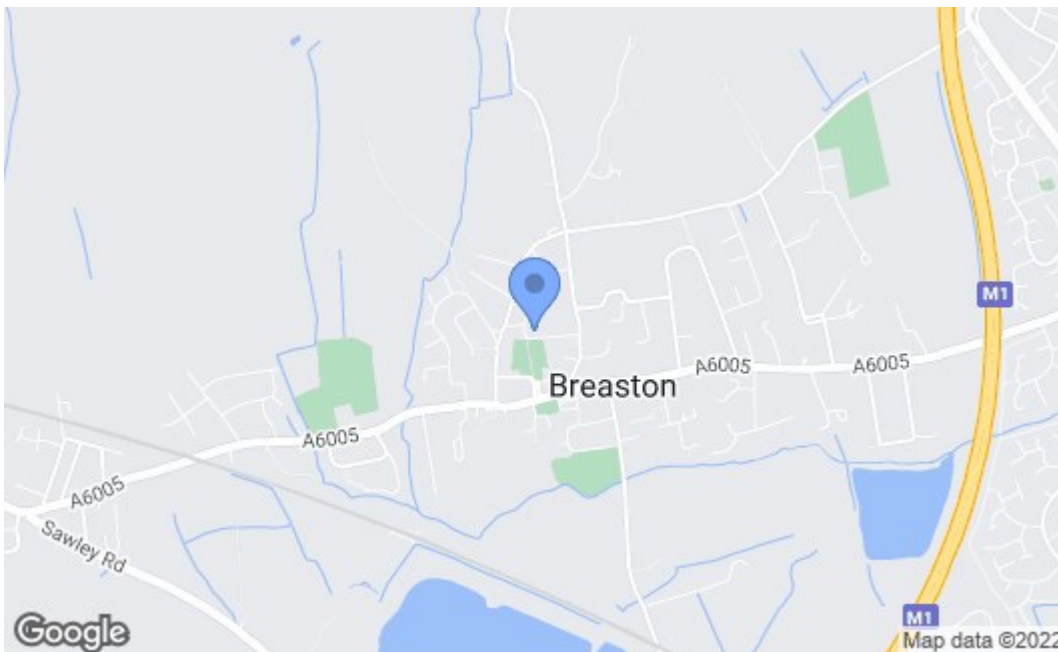
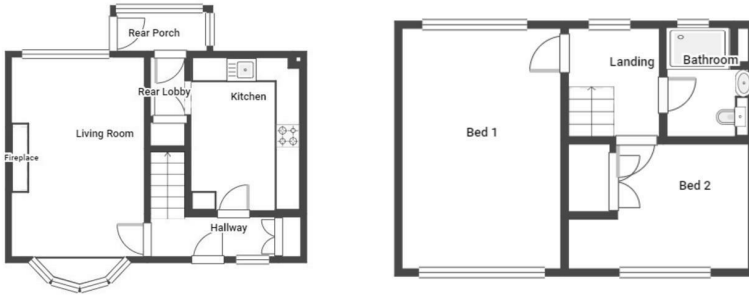
Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into Breaston. Continue for some distance and after passing the Bulls Head pub on the right and turn right into Risley Lane where Wards Lane can be found as a turning on the left hand side and the property identified by our for sale board.

6976AMMP

## Council Tax

Band C - £1753





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.