

| Meadow Close | Breaston | Derbyshire | DE72 3EL

Robert Ellis
RESIDENTIAL



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Porch

Open porch with recessed lighting to the ceiling, block paved flooring, there is an electric vehicle charging point and power points in the porch and there are external lights on the outside.

Front Door

Stylish composite front door with inset opaque glazed leaded panels and double opaque glazed panels to either side leading to the reception hall.

Reception Hall

16'2 x 11'1 reducing to 8'6 (4.93m x 3.38m reducing to 2.59m)
Stairs with feature balustrade having wooden handrails and decorative wrought iron spindles leading to the first floor, tiled flooring with underfloor heating, cornice to the wall and ceiling, recessed lighting to the ceiling, cloaks hanging/storage cupboard which houses the alarm panel.

Ground Floor WC

Having a white low flush WC with a shelved recess to the wall above and a corner hand basin with a mixer tap and tiled splash-back, extractor fan and laminate flooring with underfloor heating.

Lounge

18'8 x 12'6 (5.64m x 3.81m)
The main reception room has double glazed double opening French doors leading out to the rear garden and a double opaque glazed window to the side, coal effect gas fire set in a feature stone resin effect tile surround with a hearth, carpeted flooring with underfloor heating, cornice to the wall and ceiling and recessed lighting to the corners of the ceiling, wiring for a surround sound speaker system, two wall lights and glazed doors leading into the dining/living kitchen.

Games Room

12'9 x 10'2 (3.89m x 3.10m)
Two double glazed sash style windows with fitted blinds to the front, cornice to the wall and ceiling and tiled flooring with underfloor heating.

Office/Study

12'6 x 6'9 (3.81m x 2.06m)
Two double glazed sash style windows with fitted blinds to the front, wooden flooring with underfloor heating, wall lights and cornice to the wall and ceiling.

Dining/Living Kitchen

14'4 x 9'1 (4.37m x 2.77m)
The kitchen has oak finished units with brushed stainless steel fittings, granite work surfaces and includes a one and a half bowl sink with a mixer tap and five ring gas hob set with a granite work surface which extends to three sides and an extensive range of cupboards, drawers and an integrated dishwasher below, central island with a granite surface and cupboards, shelving and a wine rack below with lighting above, matching eye level wall cupboards, display cabinets and a microwave oven with a shelf above, double oven with cupboards above and below, feature vaulted ceiling with two Velux windows and a wall light to the wall above the central island, double glazed window with a glazed sill to the rear, tiling to the walls by the work surface and tiled flooring with underfloor heating which extends across the whole of this open plan living area and into the utility room and a large double shelved pantry style cupboard.

Utility Room

9'8 x 6'7 (2.95m x 2.01m)
The utility room is fitted with white finished units and has a sink with mixer taps set within a work surface with space for an automatic washing machine and cupboard beneath, "L" shaped work surface with space for a fridge, freezer, a further appliance and cupboards and drawers below, matching eye level wall cupboards, tiling to the walls by the work surface areas, recessed lighting to the ceiling, double upright cupboard with shelving to one side and a broom cupboard to the other side and tiled flooring with underfloor heating.

Rear Hall

Having a UPVC door with two inset double glazed panels leading out to the carport, tiled flooring with underfloor heating, cloaks hanging space and a wall mounted control panel for the alarm system.

Dining/Living Area

19'1 x 13'1 reducing to 9'9 (5.82m x 3.99m reducing to 2.97m)
The open plan dining/living area has double glazed double opening French-style doors leading out to the

rear garden with double glazed windows to the rear and a full height double glazed feature window to the side, a Velux window in the sloping ceiling, tiled flooring with underfloor heating, double built-in storage cupboard which houses the manifolds for the underfloor heating system, recessed lighting to the ceiling, aerial point and power point for a wall mounted TV and glazed doors leading into the lounge.

First Floor Landing

The feature balustrade with a wooden handrail and wrought iron spindles leads from the stairs to the gallieried landing and there is a further flight of stairs taking you to the second floor, there are double opening glazed doors with a matching balustrade to the stairs looking over the ground floor living area, three radiators and recessed lighting to the ceiling.

Bedroom 1

14'6 x 11'4 (4.42m x 3.45m)
Two double glazed sash style windows to the front, double built-in wardrobe, radiator, recessed lighting to the ceiling and a TV aerial point.

Dressing Area

11' x 4' plus wardrobes (3.35m x 1.22m plus wardrobes)
The dressing area has a range of built-in wardrobes with sliding doors two of which have mirrored panels and the wardrobes provide shelving and hanging space, laundry chute to the utility room, radiator, recessed lighting to the ceiling and there is an internal window overlooking the living area on the ground floor and this provides natural light into the dressing room.

En-Suite Bathroom

The en-suite to the main bedroom is fully tiled and has a large two person bath with a mixer tap and a tiled side panel, large walk-in shower with a mains flow shower system, tiling to three walls and a glazed door and protective screen, extractor fan, hand basin with a mixer tap and two drawers below with a glazed shelf and a circular mirror and electric shaver point to the wall above, low flush WC, radiator, two Velux windows to the sloping ceilings and a chrome ladder towel radiator.

Bedroom 2

11'1 reducing to 9'4 x 12'5 (3.38m reducing to 2.84m x 3.78m)
Double glazed window with fitted blind to the rear, radiator, cornice to the wall and ceiling and a TV aerial point.

Bedroom 3

12'1 x 10'9 (3.68m x 3.28m)
Two double glazed sash style windows to the front, radiator, cornice to the wall and ceiling and a TV aerial point.

Bedroom 4

10'9 x 10'3 reducing to 7'1 (3.28m x 3.12m reducing to 2.16m)
Double glazed sash style window with fitted blind to the front, radiator, cornice to the wall and ceiling and an aerial point and power point for a wall mounted TV.

Bathroom

The main bathroom has fully tiled walls and includes a panelled bath with a mixer tap and handheld shower, a large walk-in shower with a mains flow shower system having a rainwater shower head and a handheld shower, tiling to three walls and a glazed sliding door and protective screen, pedestal hand basin with a mixer tap set on a surface with cupboards below and a mirror with lighting and a shaver point and a separate shaver point to the wall above, low flush WC with a concealed cistern having cupboards to either side, extractor fan, double opaque glazed window, radiator and recessed lighting to the ceiling.

Second Floor Landing

The staircase with a feature balustrade continues onto the second floor landing, there is access to loft storage space and a Velux window to the sloping ceiling.

Bedroom 5

16'3 x 14'6 reducing to 9'3 (4.95m x 4.42m reducing to 2.82m)
Having two Velux windows to the sloping ceilings and a double opaque glazed window to the side wall, two radiators, hatch to loft and a TV aerial point.

Bedroom 6

13' reducing to 9'4 x 16'3 (3.96m reducing to 2.84m x 4.95m)
Having two Velux windows to the sloping ceiling and a double opaque glazed window to the side wall, two radiator, access to roof space and a TV aerial point.

Bathroom

The bathroom on the second floor is mostly tiled and has a panelled bath with a mixer tap and a shower over, tiling to two walls, separate shower with a mains flow shower system, tiling to two walls and curved glazed doors and protective screens, a low flush WC and a hand basin with mixer tap and an electric shower point and circular mirror to the wall above, Velux window to the sloping ceiling, radiator and an extractor fan.

Carport

24'8 x 16' (7.52m x 4.88m)
The carport is positioned to the side of the property and this provides covered parking for a number of vehicles and also provides an excellent storage space, there is fencing and walls to the side boundaries, lighting is provided, there is up and down lighting either side of the garage door, an outside tap and there is a pebbled path running down the right hand side of the property to the rear garden.

Garage

23'5 x 16'4 max (7.14m x 4.98m max)
The garage has an electrically operated folding up and over door at the front and double opening double glazed doors leading out to the rear, there is the invertor for the solar panels to the roof, an electric consumer unit mounted on one wall, power points and strip lighting are provided and there is ladder leading to the boarded loft which has lighting and provides an excellent storage facility.

Outside

At the front of the property, there is a block paved driveway which provides parking in front of the property and leads into the carport at the side. We believe there is off the road parking available for up to seven vehicles and fencing and walls to the side boundaries and a pebble and slabbed path leads down the left hand side of the house to the rear garden.

The rear garden is westerly facing and has been landscaped with a patio to the rear of the lounge and a path runs across the rear of the house to the of the garage. There is a lawn with block and sleeper edging with established planted borders to the sides, there is a pathway with a covered pergola and various plants to the sides leading to a shed and greenhouse positioned in the bottom right hand corner of the garden. There is fencing and natural screening to the boundaries, up and down lighting across the rear of the house and external power points and an outside tap is provided.

Directions

Proceed out of Long Eaton along Derby Road and continue over the traffic island and into Breaston. After some distance turn left into Sawley Road and Meadow Close can be found as the first turning on the right.
9204MP

Council Tax

Erewash Borough Council Band F

Additional Information

Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 7mbps Superfast 75mbps Ultrafast 1000mbps
Phone Signal – EE, Vodafone, O2
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



THIS IS A SUBSTANTIAL SIX DOUBLE BEDROOM DETACHED HOME WITH SPACIOUS GROUND FLOOR LIVING ACCOMMODATION WHICH IS SIUTATED ON A QUIET CUL-DE-SAC CLOSE TO THE CENTRE OF BREASTON VILLAGE.

This large six bedroom property was built approximately 20 years ago by the current owner and is now being sold with the benefit of NO UPWARD CHAIN. The property is arrange on three floors with all the rooms included being of a good size and for the layout of the accommodation and privacy of the westerly facing rear garden to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this beautiful family home for themselves. The property is well placed for easy access to the centre of Breaston village where there are a number of local shops, schools for younger children and other facilities and to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property is constructed of an attractive facia brick with stone sills and lintels to the windows on the front elevation and the light and airy accommodation included derives all the benefits from having gas central heating, double glazing and there are solar panels on the roof. Being entered through an open porch where there is an EV charging point, the accommodation includes an impressive entrance hall with a feature staircase with wooden handrails and wrought iron spindles leading to the first floor galleried landing, there is a ground floor w.c. off the hall and doors lead to the large lounge which has French doors leading out to the rear garden and internal doors to the dining/living area. From this open plan living space at the rear of the house you walk through into the exclusively fitted and equipped kitchen which has oak finished units with granite work surfaces and several integrated appliances and off the kitchen there is a large utility room and rear hall. There are two further reception rooms on the ground floor, one of which could be used a separate dining room, sitting room or games room, and the other room is currently used as an office/study. To the first floor the galleried landing leads to four double bedrooms, with the main bedroom having a dressing area with a range of built-in wardrobes and a full bathroom en-suite, with there being a two person bath and separate walk-in shower and there is the main family bathroom.





To the second floor the landing leads to two further double bedrooms and a bathroom which also has a bath and a separate shower. Outside there is a block paved driveway at the front which leads to car standing for several vehicles in front of the house and provides access to a large car port/covered area at the side and connects to the larger than average double garage which has an electrically operated up and over door and doors leading out to the rear garden. The rear garden is a lovely feature of the property and has been landscaped with a patio and pathway running across the rear of the house, there is a lawn with established borders to the sides and a walk-way with a covered pergola over leading to a shed and greenhouse with the garden being kept private by having fencing and natural screening to the boundaries.

Breaston is an award winning village which has a number of local shops including a Co-op convenience store and a well regarded local butchers, several coffee eateries, there are schools for younger children in the village, further shopping facilities and schools for older children can be found in nearby Long Eaton where the supermarkets include an Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets and the schools for older children include the Wilsthorpe Academy and Trent College, there are healthcare and sports facilities including several local golf course, three local pubs and a Bistro restaurant, walks in the surrounding picturesque countryside 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.







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ESTATE AGENTS



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	

Whilst every endeavour has been made to present a proper description of the property, these particulars do not in any way constitute either the whole, or any part, of an offer or contract. Any intending purchaser is advised to make their own independent enquiries and inspections.