



Carlin Close,  
Breaston, Derbyshire  
DE72 3EJ

**Price Guide £240,000-249,995**

**Freehold**





THIS IS AN EXTREMELY WELL MAINTAINED THREE BEDROOM SEMI DETACHED HOUSE LOCATED ON A QUIET CUL-DE-SAC CLOSE TO THE HEART OF THIS AWARD WINNING VILLAGE.

Being situated on Carlin Close, this three bedroom semi detached house provides a lovely home which we are sure will suit a whole range of buyers, from people buying their first property through to those who might be downsizing and are looking for a property which will be easy to maintain and is well placed for quick access to the centre of this very popular village. For the size and quality of the accommodation included, we recommend that interested parties do take a full inspection so they can see the layout of the property and the private sunny garden at the rear. The property is well placed for easy access to the facilities and amenities provided by the village which include several local shops, schools for younger children and three local pubs and coffee eateries.

The property stands back from the road and has a neat appearance, being constructed of brick to the external elevations under a pitched tiled roof. The well proportioned accommodation derives all the benefits of having gas central heating and double glazing and includes a reception hall with wooden panelled doors leading to the lounge, the well fitted and equipped kitchen which has cream units and several integrated appliances and there is a separate dining room, from which there are double opening French style doors leading out to the private rear garden. To the first floor the spacious landing has wood panelled doors leading to the three bedrooms, the main bedroom having a range of quality built-in wardrobes and other bedroom furniture and the shower room which has a walk-in shower with a mains flow shower system. Outside there is a garage positioned at the head of a Presscrete style driveway which runs from the front down the right hand side of the property, there is a lawned garden area at the front of the house and at the rear a patio with a path leading to a shed at the bottom of the garden with lawns to either side of the path and the garden is kept private by having walls to the boundaries.

Breaston village is only a few minutes walk away from the property where there are local shops, three local pubs, a bistro restaurant and several coffee eateries, schools for younger children are also within walking distance with there being further shopping facilities and schools for older children found in nearby Long Eaton where there are Asda, Tesco and Aldi stores and many other retail outlets, there are healthcare and sports facilities which include several local golf courses, 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.





UPVC panelled front door with two inset leaded glazed panels leading to:

### Reception Hall

Stairs with cupboard under leading to the first floor, radiator and wood panelled doors leading to the kitchen and lounge.

### Lounge/Sitting Room

12' x 11' approx (3.66m x 3.35m approx)

Having a double glazed window to the front, wall mounted flame effect gas fire, radiator and a walk through to:

### Dining Room

10' x 9' approx (3.05m x 2.74m approx)

Having double glazed, double opening Georgian style French doors with matching side panels leading out to the rear garden and a radiator.

### Kitchen

9' x 8' approx (2.74m x 2.44m approx)

The kitchen is fitted with cream finished units having brushed stainless steel fittings and includes a stainless steel sink with a mixer tap and a four ring Neff hob set in a work surface which extends to three sides and has an integrated fridge, oven, cupboards, an integrated automatic washing machine and drawers below, matching eye level wall cupboards, wine rack and an eye level integrated microwave oven, hood to the cooking area, tiling to the walls by the work surface areas, double glazed window to the rear, tiled flooring, recessed lighting to the ceiling, radiator, UPVC door with an inset opaque glazed panel leading out to the side of the property and a wood panelled door to a built-in shelved pantry cupboard.

### First Floor Landing

The landing has an opaque double glazed window to the side, hatch to loft, airing/storage cupboard housing the Worcester Bosch boiler and wood panelled doors to:

### Bedroom 1

11'10 plus wardrobes x 10' approx (3.61m plus wardrobes x 3.05m approx)

The main bedroom has a double glazed window to the front, two double built-in wardrobes providing hanging space, drawers and shelving, a six drawer unit with matching drawers to either side of the bed position and a radiator.

### Bedroom 2

10' x 9' approx (3.05m x 2.74m approx)

Double glazed window to the rear, pine flooring and a radiator.

### Bedroom 3

8' x 8' approx (2.44m x 2.44m approx)

Having a double glazed window to the front, fitted bed position with a cupboard/wardrobe at one end and two double storage cupboards above, radiator, laminate flooring and a mirror to one wall.

### Shower Room

The shower room is fully tiled and has a walk-in shower/wet room area with a mains flow shower system having a rainwater shower head and hand held shower, tiling to three walls and a protective glazed screen, hand basin with mixer tap and double cupboard under and a low flush w.c with a concealed cistern, two opaque double eye level windows, recessed lighting to the ceiling, chrome ladder towel radiator and tiled flooring.

### Outside

At the front of the property there is a Presscrete driveway which runs down the right hand side of the house to the garage which is positioned at the rear and there is a fence to the right hand boundary. Lawn and a Presscrete path which extends across the front of the house and provides access to the front door.

The sunny rear garden has a patio and a path leading to a shed at the bottom of the garden with lawns to either side which have borders and the garden is kept private by having a Californian style block wall to the left hand boundary and a wall to the rear with there being external lighting and outside water supply provided.

### Garage

18' x 10' approx (5.49m x 3.05m approx)

The concrete sectional garage has a brick finish to the external walls, an up and over door to the front, a door and window to the side and power and lighting is provided.

### Directions

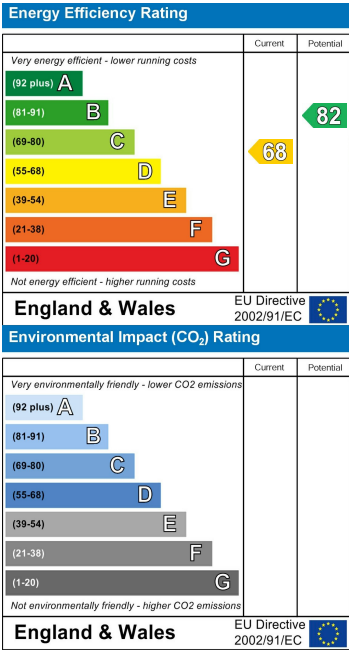
Proceed out of Long Eaton along Derby Road and at the traffic island continue straight across and into Breaston. Turn right into Risley Lane, second right into Rectory Road and right again into Carlin Close where the property can be found on the right.

7671AMMP

### Council Tax

Erewash Borough Council Band B





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.