Robert Ellis

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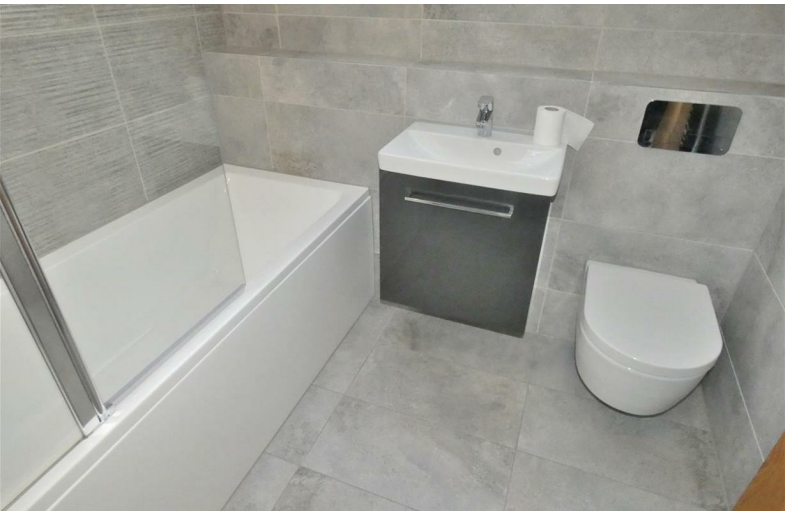

7 Holt Croft Close,
Breaston, Derbyshire
DE72 3XQ

£750,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

HAVING SOLD AND COMPLETED ON FOUR OF THE SIX PROPERTIES BEING BUILT AT HOLT CROFT CLOSE – WE ARE NOW MARKETING THE TWO REMAINING PROPERTIES WHICH ARE CURRENTLY BEING BUILT AND WILL BE READY FOR OCCUPATION DURING THE MIDDLE OF 2020.

The two remaining plots will be of the same design and layout to the two styles of properties that have already been built – Number 6 will be a five double bedroom detached property with a double integral garage – Price £725,000 and number 7 will be a five double bedroom detached home with a separate double garage – Price £750,000. For more information about these two remaining plots, call Mark Philpott at the Long Eaton office of Robert Ellis on 0115 946 1818.

Holt Croft Close is now established as a prestigious development situated at the head of a private drive off Fairfield Avenue in the heart of Breaston just serving the six properties, all of which are positioned on good size plots with Southerly facing rear gardens. The properties have a traditional appearance and are constructed of an attractive facia brick, the fronts being relieved by either tiling or rendering, all under a pitched tiled roofs. The accommodation is arranged on three levels and both properties will be very similar apart from the position of the garage, which in number 5 is separate and this allows there to be a second reception room and a more open plan living/dining kitchen. Further build features of these properties is that they will have concrete beam and block floors to both the ground and first floors which will help to provide a solid feel throughout the house with all the floors in the house having under floor heating which will mean there are no wall mounted radiators.

Both the remaining properties will be built on three levels with the main windows overlooking the rear gardens and fields beyond. The properties will be double glazed throughout with high quality powder coated windows which help to provide a quality feel to each house. The accommodation of number 7 will include a fully enclosed reception porch, spacious hallway with oak flooring and a feature staircase with oak spindle balustrade leading to the first floor and oak panelled doors leading to the ground floor w.c., lounge and double doors taking you into the living/dining kitchen from which there are bi-folding doors leading to the large decked area at the rear of the house and South facing lawned gardens. The kitchen area within this living space will be fitted to the highest quality by Stephen Christopher and will include extensive ranges of granite work surfaces with a central island, wall and base units and several built-in appliances. This area of the house will have tiled flooring which will extend to the utility room. The ground floor will also have a lounge with a box bay window to the front and a separate dining or additional sitting room. To the first floor there will be three double bedrooms, all of which will have their own bath/shower room en-suite, with the master bedroom having a dressing room and double opening glazed doors to a Juliette balcony with views over the rear garden. There is a second flight of stairs to the second floor where there are two further double bedrooms with views over the gardens and a luxurious bathroom which serves these two large bedrooms. The separate double garage is situated at the front of the property and this will have a folding up and over electric entrance door and side entrance. There will be parking and a garden to the front of the house with gated access via the side. At the rear there will be a Southerly facing garden which will have a large decked area leading onto a lawned garden.

Breaston is an award winning village situated in Derbyshire and is close to excellent transport links including J25 of the M1, stations at Long Eaton, East Midlands Parkway and Derby and the A52 and other main roads which provide good access to many towns and cities in the East Midlands. There are local shops, popular restaurants, pubs and coffee shops and schools for younger children found in Breaston whilst the Asda and Tesco superstores and many other retail outlets can be found in nearby Long Eaton as are schools for older children which include excellent state and independent schools. There are also healthcare and sports facilities and walks in the surrounding picturesque countryside.

Porch
6' x 5' approx (1.83m x 1.52m approx)
The property will have a fully enclosed porch which is entered through a wooden door with glazed panels to either side and there is an internal door with glazed panel to one side leading into:

Reception Hall
13' x 11' max approx (3.96m x 3.35m max approx)
Stairs with oak spindle feature balustrade leading to the first floor, double doors leading into the dining kitchen and doors to the lounge and separate dining/sitting room.

Ground Floor w.c.
This will be fitted with a low flush w.c. and wall mounted wash hand basin.

Lounge
16' x 12' approx (4.88m x 3.66m approx)
Double glazed bay window to the front and under floor heating.

Dining/Sitting Room
14' x 10' approx (4.27m x 3.05m approx)
The dining/sitting room is positioned at the front of the property and will have double glazed windows and under floor heating

Living/Dining Kitchen
32' x 18' reducing to 13' approx (9.75m x 5.49m reducing to 3.96m approx)
This lovely South facing room will be the focal point of the ground floor and have bi-folding doors leading out to the rear garden with a double glazed window also overlooking the rear. The kitchen will be exclusively fitted by 'Stephen Christopher' and will have high quality units with granite work surfaces over and integrated appliances with a central island. This large living space will have under floor heating.

Utility Room
8' x 5' approx (2.44m x 1.52m approx)
The utility room is accessed from the kitchen and has a door leading out to the side of the property. The utility room will be fitted with high quality units and work surfaces and will have a sink set in a work surface with cupboard and space for both a washing machine and tumble dryer beneath.

First Floor Landing
The landing will have a double glazed window to the front and further natural light being provided by two Velux windows in the roof above the landing area. There will also be a second flight of stairs with a feature balustrade taking you to the second floor bedrooms and there will be a built-in linen cupboard.

Bedroom 1
18' x 11' approx (5.49m x 3.35m approx)
The main bedroom suite will extend from the front to the rear of the property and will include the bedroom area, dressing area and bathroom en-suite.

Dressing Area

En-Suite
This will be fitted with high quality sanitary ware which includes a bath, separate shower, low flush w.c. and hand basin with vanity storage beneath.

Bedroom 2
15' reducing to 12' x 12' approx (4.57m reducing to 3.66m x 3.66m approx)
This large double bedroom will have a double glazed window to the front, under floor heating and its own en-suite shower room.

En-Suite
This en-suite will be fitted with high quality sanitary ware which will include a shower with a mains flow shower system, low flush w.c. and hand basin set in a vanity surface with cupboards and storage space beneath and there will be under floor heating.

Bedroom 3
13' x 12' approx (3.96m x 3.66m approx)
This bedroom is positioned to the rear of the property and will have a double glazed window with views overlooking the South facing rear garden and beyond with under floor heating and a door leading to its own en-suite shower room.

En-Suite
This en-suite will again be fitted with high quality sanitary ware which will include a corner shower with mains flow shower system, low flush w.c. and hand basin set in a vanity surface with cupboards and storage space beneath and there will be under floor heating.

Second Floor Landing
The stairs will lead from the first to the second floor with additional light being provided from Velux windows within the roof. There will be doors leading to the two further bedrooms and shared bathroom.

Bedroom 4
24'10 x 12' approx (7.57m x 3.66m approx)
This is a very large room which could also be a sitting room, office or something similar and it will have double opening French doors with a Juliette balcony overlooking the rear of the property and it will have under floor heating.

Bedroom 5
15' x 11' approx (4.57m x 3.35m approx)
This again is a large bedroom and will have double glazed windows to the rear overlooking the garden and beyond and will have under floor heating.

Bathroom
This is again a luxurious bathroom and will have a full suite to include high quality sanitary fittings with a bath having a mains flow shower system over, low flush w.c. and hand basin. Natural light will be provided to the bathroom from Velux windows in the roof and there will be under floor heating.

Outside
The front garden will be landscaped with a driveway which will lead to the detached double garage and there will be off the road parking provided for a number of vehicles. There will be a lawned garden area which will be planted and there will be access to the rear of the house via a path to the right hand side. At the rear of the house there will be a decked area and this will have steps leading down to a Southerly facing lawned garden which will lead down to Goldenbrook. The garden will be lawned and have planting included. There will be fencing to the boundaries and there will be an outside water supply and lighting provided.

Double Garage
There will be a detached double garage constructed of brick with a remotely operated up and over door at the front and personal side door. The garage will be built in a matching brick to the property and will have a pitched tiled roof which will have storage space in the roof void with a folding ladder providing access. The garage will have power and lighting.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into Breaston. Turn right into Firfield Avenue and the private drive can be found towards the left side end of the cul-de-sac on the right hand side.
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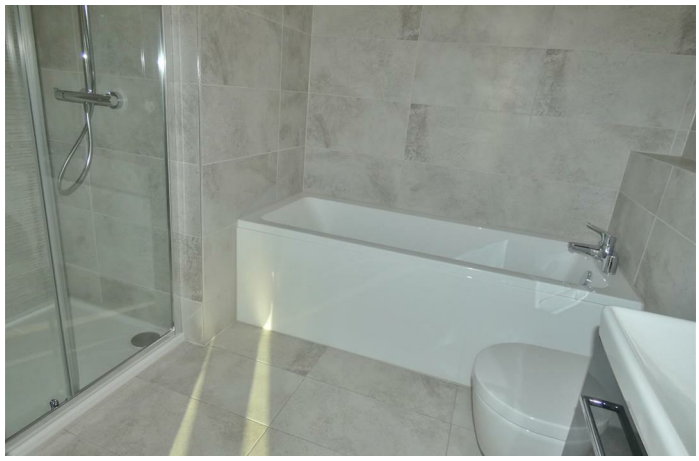

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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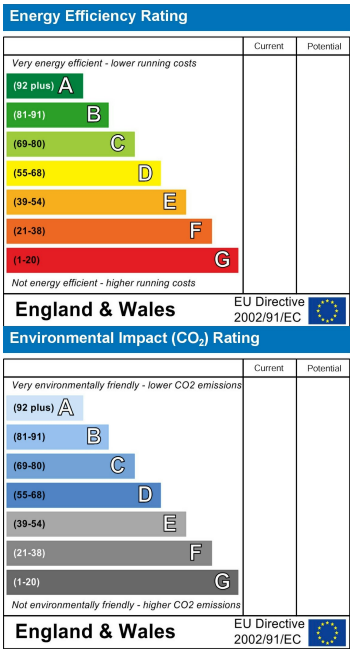

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5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818